



**AGENDA MEMO - PLANNING**

**PLANNING COMMISSION MEETING DATE: JUNE 13, 2017**

**DEPARTMENT: PLANNING**

**ITEM DESCRIPTION: APPLICANT/OWNER: RAINBOW DREAMS EDUCATIONAL FOUNDATION, ET AL**

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**\*\* STAFF RECOMMENDATION(S) \*\***

| <b>CASE NUMBER</b> | <b>RECOMMENDATION</b>                                       | <b>REQUIRED FOR APPROVAL</b> |
|--------------------|---|------------------------------|
| <b>VAR-70236</b>   | Staff recommends DENIAL, if approved subject to conditions: |                              |
| <b>SDR-70237</b>   | Staff recommends DENIAL, if approved subject to conditions: | VAR-70236                    |

**\*\* NOTIFICATION \*\***

**NEIGHBORHOOD ASSOCIATIONS NOTIFIED                      10**

**NOTICES MAILED    287**

**PROTESTS    1**

**APPROVALS    0**

**\*\* CONDITIONS \*\***

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**VAR-70236 CONDITIONS**

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**Planning**

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-70237) shall be required, if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-3132), Site Development Plan Review (SDR-18051), Variance (VAR-18224), Site Development Plan Review (SDR-25743), Special Use Permit (SUP-59935), Site Development Plan Review (SDR-59936), Site Development Plan Review (SDR-64456) and Site Development Plan Review (SDR-65797) shall be required.
3. This is a Temporary Development approval shall be void three years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16.100(K).
4. 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.
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.

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## SDR-70237 CONDITIONS

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### Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-3132), Site Development Plan Review (SDR-18051), Variance (VAR-18224), Site Development Plan Review (SDR-25743), Special Use Permit (SUP-59935), Site Development Plan Review (SDR-59936), Site Development Plan Review (SDR-64456) and Site Development Plan Review (SDR-65797) shall be required.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-70236) shall be required, if approved.
3. This is a Temporary Development approval shall be void three years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16.100(K).
4. 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.
5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/27/17, except as amended by conditions herein.
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.
8. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.

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9. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

12. 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, if any, to the satisfaction of the City Engineer concurrent with development of this site.
13. All proposed modular trailers with plumbing fixtures shall connect to the City of Las Vegas public sewer system. Since sewer laterals cannot cross property lines, a reversionary map may be required.
14. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.
15. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-64456 and all other applicable site-related actions.

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**\*\* STAFF REPORT \*\***

**PROJECT DESCRIPTION**

This is a request for a Variance and Major Site Development Plan Review to construct three additional modular buildings with four classrooms and two restrooms for an existing Private School, Primary use at 950 West Lake Mead Boulevard.

**ISSUES**

- A Variance (VAR-70236) has been requested to allow 51 parking spaces where 57 parking spaces are required.
- Per Title 19.16.100F(1)(b) the proposed development meets the criteria for a Major Site Development Plan, which allows expansions to existing development which are 5,000 square feet or less that complies with all applicable requirements.
- This proposed amendment does not include any changes to the existing Private School, Primary building.
- Re-mapping of the site will be required. A condition has been added to coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots.

**ANALYSIS**

This is a request for a Site Development Plan Review and Variance for a proposed 3,360 square-foot temporary commercial development at 950 West Lake Mead Boulevard. The subject site design complies with the previously approved Site Development Plan Review (SDR-64456) which allowed two modular buildings totaling 3,600 square feet to the subject site. The subject site is currently comprised of the primary building structure for the school with 2 modular buildings with a total of 15 classrooms. The applicant has requested to construct three additional 12-foot tall modular buildings totaling 3,360 square feet, which will provide four additional classrooms and two restrooms for the existing Private School, Primary use on the west perimeter of the subject site. The applicant has indicated that the structures are intended to serve as a temporary development on the subject site, with approved Site Development Plan Review (SDR-64456) remaining active for the subject site.

Title 19.16.100(K) defines a Temporary Development as “a development that is distinct from the long-term development otherwise approved for the site and is intended as an interim use of the site for a limited period of time.” Approval for a temporary

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development may be for a period not to exceed three years, except as may be extended by means of one Extension of Time for a period not to exceed three years. No more than one temporary development may be approved for a particular site at any one time.

At the conclusion of the time period specified above, including any approved Extension of Time, the developer must agree to abandon the temporary development in favor of the initial, unexpired Site Development Plan approval. Otherwise, the original entitlements are subject to revocation, and the temporary development shall become the entitled development for the site. Notwithstanding the preceding sentence, if an approval for temporary development includes any deviations from standards, including exceptions, waivers, or variances, the developer will be required to resubmit to the entitlement process for approval of the temporary development as the long-term development for the site.

In 2003, a Site Development Plan Review (SDR-3132) was approved by City Council for a 12,048 square-foot Private School, Primary building at 950 West Lake Mead Boulevard. In 2006, a major amendment (SDR-18051) was approved to expand the building to 16,657 square feet. Finally, in 2008 a second major amendment (SDR-25743) was approved to redesign the parking lot and add a playground area. At the time of original approval and subsequent amendments, the Private School, Primary use was permissible in the R-2 (Medium-Low Density Residential) zone and no Special Use Permit was required.

On 08/11/15 the Planning Commission approved Special Use Permit (SUP-59935) and Site Development Plan Review (SDR-59936) for a proposed an expansion to the subject site to accommodate for an expanded 15,288 square-foot playground area on APN's 139 -21-612-049 and -050 and expansion and reconfiguration of the parking lot onto APN 139 -21-612-080. The three existing single-family residences would be demolished to accommodate the expanded parking lot and playground. In addition, Waivers of the minimum landscape buffer requirements required were also approved as part of that request.

On 06/06/16 the Planning Department administratively approved a request for a Site Development Plan Review (SDR-64456) for a Minor Amendment to a previously approved Site Development Plan Review (SDR-3132) to add a 3,600 square-foot modular building with four classrooms to an existing Private School, Primary use at 950 West Lake Mead Boulevard.

Most recently on 11/16/16 the City Council approved General Plan Amendment (GPA-66241), Rezoning (ZON-66245) and Site Development Plan Review (SDR-65797) to add a 36,874 square-foot building with nine classrooms to an existing Private School, Primary use with waivers of required landscaping. The General Plan Amendment (GPA-66241) changed the general plan designation of the site from MLA (Medium Low

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Attached Density Residential) and MXU (Mixed Use) to PF (Public Facilities). The associated Rezoning (ZON-66241) amended the zoning of the site from R-2 (Medium-Low Density Residential) to C-V (Civic). The applicant intends on keeping this entitlement active, while the three proposed modular buildings associated with this request are added on a temporary basis. Currently, this is the only proposal for a temporary development on this site.

The requested Variance is to allow 51 parking spaces where 57 parking spaces are required, which will allow the existing parking lot to remain in its current configuration. With the additional four classrooms added to the site, additional parking is required. Although the project on the site is unique, the lot itself is not; therefore, this is considered a self-created hardship that NSR 278 does not permit. As the applicant has provided no compelling evidence of a unique or extraordinary circumstance related to the site itself, staff recommends denial of the proposed Variance and Site Development Plan Review with conditions. FOR TWO PROPOSED ILLUMINATED WALL SIGNS on 0.24 acres at 616 East Carson Avenue, Suite #110

**FINDINGS (VAR-70236)**

In accordance with the provisions of Title 19.16.140(B), Planning Commission and City Council, in considering the merits of a Variance request, shall not grant a Variance in order to:

1. Permit a use in a zoning district in which the use is not allowed;
2. Vary any minimum spacing requirement between uses;
3. Relieve a hardship which is solely personal, self-created or financial in nature.”

Additionally, Title 19.16.140(L) states:

“Where by reason of exceptional narrowness, shallowness, or shape of a specific piece of property at the time of enactment of the regulation, or by reason of exceptional topographic conditions or other extraordinary and exceptional situation or condition of the piece of property, the strict application of any zoning regulation would result in peculiar and exceptional practical difficulties to, or exceptional and undue hardships upon, the owner of the property, a variance from that strict application may be granted so as to relieve the difficulties or hardship, if the relief may be granted without substantial detriment to the public good, without substantial impairment of affected natural resources and without substantially impairing the intent and purpose of any ordinance or resolution.”

No evidence of a unique or extraordinary circumstance has been presented, in that the applicant has created a self-imposed hardship by over developing the site that does not meet the Title 19.12 parking requirements. Alternative design and a reduction in the

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amount of classrooms onsite would allow conformance to Title 19.12 requirements. In view of the absence of any hardships imposed by the site's physical characteristics, it is concluded that the applicant's hardship is preferential in nature, and it is thereby outside the realm of NRS Chapter 278 for granting of Variances.

**FINDINGS (SDR-70237)**

In order to approve a Site Development Plan Review application, per Title 19.16.100(E) the Planning Commission and/or City Council must affirm the following:

**1. The proposed development is compatible with adjacent development and development in the area;**

Staff finds that this proposal is in context with the previous approvals and complements the neighboring West Las Vegas Public Library, the Doolittle Community Center, and nearby educational facilities within the immediate vicinity.

**2. The proposed development is consistent with the General Plan, this Title, the Design Standards Manual, the Landscape, Wall and Buffer Standards, and other duly-adopted city plans, policies and standards;**

This project has been deemed consistent with the General Plan land use designations for the C-V (Civic) zoning district per the previous Site Development Plan Reviews SDR-3132, SDR-18051, SDR-59936, SDR-64456 and SDR-65797. The additional modular building and parking lot adequately addresses the standards of Title 19.08. However, the applicant has requested a Variance to address insufficient parking on the subject site; staff recommends denial of this request.

**3. Site access and circulation do not negatively impact adjacent roadways or neighborhood traffic;**

Access to the project site will continue to be made via West Lake Mead Boulevard as originally approved under Site Development Plan Review (SDR-3132).

**4. Building and landscape materials are appropriate for the area and for the City;**

Staff finds the proposed modular buildings to be harmonious with the existing development occurring in the immediate area. The use will be subject to periodic inspections, thereby protecting the public's health, safety and general welfare.

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**5. Building elevations, design characteristics and other architectural and aesthetic features are not unsightly, undesirable, or obnoxious in appearance; create an orderly and aesthetically pleasing environment; and are harmonious and compatible with development in the area;**

The proposed three modular buildings are 12 feet tall with a light grey and dark grey panel facade and is not unsightly or obnoxious in appearance.

**6. Appropriate measures are taken to secure and protect the public health, safety and general welfare.**

The proposed modular buildings will be subject to Building Permitting and Business Licensing requirements of the city of Las Vegas and will not adversely impact the public health, safety or welfare.

**BACKGROUND INFORMATION**

| <b><i>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</i></b> |   |
|--|---|
| 12/03/03   | The City Council approved a request for a Site Development Plan Review (SDR-3132) for a Private School, Primary located adjacent to the northwest corner of Lake Mead Boulevard and LaSalle Street. The Planning Commission and staff recommended approval of the request.  |
| 12/21/05   | The City Council approved a request for an Extension of Time (EOT-10073) of an approved Site Development Plan Review (SDR-3132) that allowed a Private School, Primary on 1.36 acres at the northwest corner of Lake Mead Boulevard and La Salle Street. Staff recommended approval of the request.                           |
| 01/05/06   | The Planning and Development Department approved a request for a Parcel Map (PMP-9480) for a 1-lot parcel map on 1.36 acres adjacent to the west side of La Salle Street, between Lake Mead Boulevard and Hart Avenue.  |
| 12/21/06   | The Planning Commission approved a request for a Site Development Plan Review (SDR-18051) for a Major Amendment to an approved Site Development Plan Review (SDR-3132) for a proposed 16,657 square-foot Private School at 917 & 965 Hart Avenue and 916 West Lake Mead Boulevard. Staff recommended approval of the request. |
|  | The Planning Commission approved a request for a Variance (VAR-18224) to allow a 13-foot rear yard setback where 20 feet is the minimum rear yard setback required at 917 & 965 Hart Avenue and 916 West Lake Mead Boulevard. Staff recommended approval of the request.  |

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| <b>Related Relevant City Actions by P&amp;D, Fire, Bldg., etc</b> |  |
|---|--|
| 01/10/08  | The Planning Commission approved a request for a Site Development Plan Review (SDR-25743) to add a playground to an approved Public or Private School, Primary at 950 West Lake Mead Boulevard. Staff recommended approval of the request.   |
| 08/11/15  | The Planning Commission approved a request for a Special Use Permit (SUP-59935) for a Private School, Primary use at 950 West Lake Mead Boulevard. Staff recommended approval of the request.  |
|   | The Planning Commission approved a request for a Site Development Plan Review (SDR-59936) for a Major Amendment to a previously approved Site Development Plan Review (SDR-3132) to redesign the parking lot and add a playground to an existing Private School, Primary with Waivers to allow an eight-foot wide landscape buffer along the south property line where 15 feet is required, a ten-foot wide landscape buffer along the north property line where 15 feet is required and a five-foot wide landscape buffer along the west property line where eight feet is required at 950 West Lake Mead Boulevard. Staff recommended approval of the request. |
| 06/06/16  | The Planning Department administratively approved a request for a Site Development Plan Review (SDR-64456) for a Minor Amendment to a previously approved Site Development Plan Review (SDR-3132) to add a 3,600 square-foot modular building with four classrooms to an existing Private School, Primary use at 950 West Lake Mead Boulevard.   |
| 11/16/16  | The City Council approved a request for a General Plan Amendment (GPA-66241) from MLA (Medium Low Attached Density Residential) and MXU (Mixed Use) to PF (Public Facilities) at 950 West Lake Mead Boulevard. The Planning Commission and Staff recommended approval of the request.  |
|   | The City Council approved a request for a Rezoning (ZON-66245) from R-2 (Medium-Low Density Residential) to C-V (Civic) on 3.50 acres at 950 West Lake Mead Boulevard. The Planning Commission and Staff recommended approval of the request.  |
|   | The City Council approved a request for a Major Amendment (SDR-65797) to a previously approved Site Development Plan Review (SDR-3132) to redesign the parking lot and to add a 36,874 square-foot building with nine classrooms to an existing Private School, Primary use with Waivers to allow a three-foot wide landscape buffer along the south property line, a five-foot wide landscape buffer along the north property line and a five-foot wide landscape buffer along the west property line where 15 feet is required on 3.50 acres at 950 West Lake Mead Boulevard. The Planning Commission and Staff recommended approval of the request.           |

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| <b>Most Recent Change of Ownership</b> |   |
|--|---|
| 02/18/10                               | A deed was recorded for a change in ownership. (APN 139-21-612-050)         |
| 12/27/11                               | A deed was recorded for a change in ownership. (APN 139-21-612-080)         |
| 12/14/12                               | A deed was recorded for a change in ownership. (APNs 139-21-601-016 & -017) |
| 03/04/14                               | A deed was recorded for a change in ownership. (APN 139-21-612-049)         |

| <b>Related Building Permits/Business Licenses</b> |   |
|---|---|
| 6/24/05   | A building permit (#45632) was issued for demolition of a single family residence at 916 West Lake Mead Boulevard. The permit received a final inspection 8/20/05.                          |
| 6/24/05   | A building permit (#45631) was issued for demolition of a single family residence at 952 West Lake Mead Boulevard. The permit received a final inspection 8/20/05.                          |
| 09/15/06  | A building permit (#730531) was issued for a school at 950 West Lake Mead Boulevard. The permit received a final inspection on 04/07/08.  |
|   | A building permit (#730531) was issued for on-site hardscapes at 950 West Lake Mead Boulevard. The permit expired on 02/23/08.  |
| 8/20/07   | A building permit (#7002544) was issued for an addition to a school at 950 West Lake Mead Boulevard. The permit received a final inspection on 04/03/08.                                    |
| 01/24/08  | A building permit (#106398) was issued for a six-foot tall block wall at 950 West Lake Mead Boulevard. The permit has not received a final inspection.                                      |
| 07/15/08  | A building permit (#107616) was issued for an accessory shade structure at 950 West Lake Mead Boulevard. The permit received a final inspection on 03/03/09.                                |
| 01/13/09  | A building permit (#115869) was issued for a tenant improvement/certificate of occupancy for an office at 950 West Lake Mead Boulevard. The permit received a final inspection on 06/11/09. |
| 03/26/14  | A code enforcement citation (#139264) was issued for trash and debris at 950 West Lake Mead Boulevard. The citation was resolved on 03/27/14.   |
| 02/09/16  | A building permit (#286308) was issued for onsites and hardscapes (Rainbow Dreams Academy) at 950 West Lake Mead Boulevard. The permit has not been finalized.                              |
|   | A building permit (#286309) was issued for a wall/fence (Rainbow Dreams Academy) at 950 West Lake Mead Boulevard. The permit has not been finalized.  |

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| <b>Pre-Application Meeting</b> |  |
|--------------------------------|--|
| 04/18/17                       | Staff conducted a pre-application meeting with the representative regarding a Major Site Development Plan Review and Variance for the construction of three modular buildings totaling 3,360 square feet for the existing Private School, Primary use located on the subject site. |

| <b>Neighborhood Meeting</b>                               |
|---|
| A neighborhood meeting is not required, nor was one held. |

| <b>Field Check</b> |   |
|--------------------|---|
| 05/04/17           | Staff conducted a routine field check and noted a well maintained private school primary use with all perimeter landscaping installed except for the western perimeter of the site, which is currently graded for development and free from trash and debris. |

| <b>Details of Application Request</b> |      |
|---------------------------------------|------|
| <b>Site Area</b>                      |      |
| Net Acres                             | 2.15 |

| <b>Surrounding Property</b> | <b>Existing Land Use Per Title 19.12</b> | <b>Planned or Special Land Use Designation</b> | <b>Existing Zoning District</b>      |
|-----------------------------|--|--|--------------------------------------|
| Subject Property            | Private School, Primary                  | PF (Public Facilities)                         | C-V (Civic)                          |
| North                       | Single Family, Detached                  | MLA (Medium Low Attached Density Residential)  | R-2 (Medium-Low Density Residential) |
| South                       | Library                                  | PF (Public Facilities)                         | C-V (Civic)                          |
|                             | Community Recreational Facility (Public) |  |                                      |
| East                        | Single Family, Detached                  | MLA (Medium Low Attached Density Residential)  | R-2 (Medium-Low Density Residential) |
|                             | Undeveloped                              | MXU (Mixed Use)                                |                                      |
| West                        | Single Family, Detached                  | PF (Public Facilities)                         | C-V (Civic)                          |

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| <b>Master Plan Areas</b>   | <b>Compliance</b> |
|--|-------------------|
| West Las Vegas Plan  | Y                 |
| <b>Special Purpose and Overlay Districts</b>                               | <b>Compliance</b> |
| A-O (Airport Overlay) District (140 Feet)                                  | Y                 |
| <b>Other Plans or Special Requirements</b>                                 | <b>Compliance</b> |
| Trails   | N/A               |
| Las Vegas Redevelopment Plan Area  | Y                 |
| Interlocal Agreement   | N/A               |
| Project of Significant Impact (Development Impact Notification Assessment) | N/A               |
| Project of Regional Significance   | N/A               |

**DEVELOPMENT STANDARDS**

*Pursuant to 19.10.020, the following standards apply:*

| <b>Standard</b>                 | <b>Provided</b>                       | <b>Compliance</b> |
|---------------------------------|---------------------------------------|-------------------|
| Min. Lot Size                   | 91,476 SF                             | Y                 |
| Min. Setbacks                   |                                       |                   |
| • Front                         | 333 Feet                              | Y                 |
| • Corner Side (north)           | 13 Feet                               | Y                 |
| • Corner Side (south)           | 49 Feet                               | Y                 |
| • Rear                          | 5 Feet                                | Y                 |
| Min. Distance Between Buildings | 10 Feet                               | Y                 |
| Max. Building Height            | 12 Feet                               | Y                 |
| Trash Enclosure                 | Screened, Gated, w/ a Roof or Trellis | Y                 |
| Mech. Equipment                 | Screened                              | Y                 |

*Pursuant to Title 19.10.020, the following standards apply:*

| <b>Landscaping and Open Space Standards</b> |                 |                   |
|---|-----------------|-------------------|
| <b>Standards</b>                            | <b>Provided</b> | <b>Compliance</b> |
| Buffer Trees:                               |                 |                   |
| • North (existing)                          | 7 Trees         | Y                 |
| • South (existing)                          | 2 Trees         | Y                 |
| • West                                      | 12 Trees        | Y                 |
| <b>TOTAL PERIMETER TREES</b>                | <b>21 Trees</b> | <b>Y</b>          |
| <b>LANDSCAPE BUFFER WIDTHS</b>              |                 |                   |

| <b>Landscaping and Open Space Standards</b> |  |                                     |  |                   |   |
|---|--|-------------------------------------|--|-------------------|---|
| <b>Standards</b>                            |  | <b>Provided</b>                     |  | <b>Compliance</b> |   |
| Min. Zone Width                             |  |                                     |  |                   |   |
| • North (existing)                          |  | 10 Feet                             |  | 10 Feet           | Y |
| • South (existing)                          |  | 8 Feet                              |  | 8 Feet            | Y |
| • West                                      |  | 5 Feet                              |  | 5 Feet            | Y |
| Wall Height                                 |  | 6 to 8 Feet Adjacent to Residential |  | Not Indicated     | Y |

| <b>Street Name</b>  | <b>Functional Classification of Street(s)</b> | <b>Governing Document</b>           | <b>Actual Street Width (Feet)</b> | <b>Compliance with Street Section</b> |
|---------------------|---|-------------------------------------|-----------------------------------|---------------------------------------|
| Lake Mead Boulevard | Primary Arterial                              | Master Plan of Streets and Highways | 100 Feet                          | Y                                     |

**Pursuant to Title 19.08 and 19.12, the following parking standards apply:**

| <b>Parking Requirement</b>                  |  |                      |                 |                     |                 |                     |                   |
|---|--|----------------------|-----------------|---------------------|-----------------|---------------------|-------------------|
| <b>Use</b>                                  | <b>Gross Floor Area or Number of Units</b>                         | <b>Parking Ratio</b> | <b>Required</b> |                     | <b>Provided</b> |                     | <b>Compliance</b> |
|   |  |                      | <b>Parking</b>  |                     | <b>Parking</b>  |                     |                   |
|   |  |                      | <b>Regular</b>  | <b>Handi-capped</b> | <b>Regular</b>  | <b>Handi-capped</b> |                   |
| Private School, Primary                     | 19 classrooms [15 classrooms (existing) + 4 classrooms (proposed)] | 3 per classroom      | 57              |                     |                 |                     |                   |
| <b>TOTAL SPACES REQUIRED</b>                |  |                      | 57              |                     | 51              |                     | N*                |
| <b>Regular and Handicap Spaces Required</b> |  |                      | 54              | 3                   | 49              | 2                   | N*                |
| <b>Percent Deviation</b>                    |  |                      | 14%             |                     |                 |                     | N*                |

\* The applicant has requested a Variance (VAR-70236) to allow 51 parking spaces where 57 parking spaces are required.