



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

STAVROS S. ANTHONY  
Mayor Pro Tem

MICHELE FIORE  
CEDRIC CREAR  
BRIAN KNUDSEN  
VICTORIA SEAMAN  
OLIVIA DIAZ

JORGE CERVANTES  
City Manager

DEPARTMENT OF PLANNING

**SETH T. FLOYD**

DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

495 S. MAIN ST.  
3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6301 | VOICE  
702.464.2545 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

December 14, 2022

Clark County School Board of Trustees  
1180 Military Tribute Place  
Henderson, Nevada 89074

**RE: 22-0593-SDR1 AND 22-0593-VAC1  
PLANNING COMMISSION MEETING OF DECEMBER 13, 2022**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 13, 2022* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 15.45 acres generally located at the northeast corner of Clark Avenue and 7th Street (APNs 139-34-710-038, 039 AND 139-34-712-018), C-V (Civic) Zone, Ward 3 (Diaz).

**22-0593-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED PHASED DEVELOPMENT PLAN CONSISTING OF NEW CLASSROOM BUILDINGS AND PARKING LOT RECONFIGURATIONS WITH A WAIVER OF APPENDIX F INTERIM DOWNTOWN LAS VEGAS DEVELOPMENT STANDARDS FOR AREA 2**

**22-0593-VAC1 - PETITION TO VACATE - TO VACATE 9TH STREET PUBLIC RIGHT-OF-WAY FROM LEWIS AVENUE TO CLARK AVENUE**

This approval is subject to the following conditions:

**22-0593-VAC1 CONDITIONS**

1. The limits of this Petition of Vacation shall be defined as the 9th Street Public right-of-way between Lewis Avenue and Clark Avenue.
2. The Order of Vacation shall record prior to or concurrently with the issuance of a permit for this site or the recordation of a map, whichever may occur first.
3. The vacation shall be modified to retain an appropriate radius for the southern leg of the 9th Street and Lewis Avenue intersection.
4. Provide a plan showing how the right-of-way proposed to be vacated will be incorporated into the abutting properties so that an un-maintained "no-man's land" area is not produced by this action. The required plan shall identify exactly who is responsible to reclaim each portion of right-of-way and exactly how the right-of-way will be reclaimed, and shall provide a schedule of when such reclamation

will occur. Such plan shall be approved by the City Engineer prior to the recordation of the Order of Vacation or the submittal of any construction drawings adjacent to or overlying the area requested for vacation, whichever may occur first.

5. Reservation of easements for the facilities of the various utility companies together with reasonable ingress thereto and egress there from shall be provided if required.
6. All development shall be in conformance with code requirements and design standards of all City Departments.
7. All public improvements (streetlights) adjacent to and in conflict with this vacation application are to be modified, as necessary, at the applicant's expense prior to the recordation of an Order of Vacation. The streetlight on the southwest corner of 9th Street and Lewis Avenue has a small cell attachment per City of Las Vegas agreements (33AT0015SMC), relocation or other solution for this attachment needs to be coordinated with provider Cox and appropriate plans will need to be submitted to the City of Las Vegas Building Department prior to the recordation of the Order of Vacation. If the streetlights are to remain in service, they shall be disconnected from the City service and connected to the School District service; alternatively the poles and luminaires shall be removed and returned to the City yard.
8. The Order of Vacation shall reserve easements for the facilities of all City of Las Vegas Franchise Holders unless written verifiable letters of consent without reservation are received prior to recordation.
9. The Order of Vacation shall not be recorded until all of the conditions of approval have been met provided, however, that conditions requiring modification of public improvements may be fulfilled for purposes of recordation by providing sufficient security for the performance thereof in accordance with the Subdivision Ordinance of the City of Las Vegas. City Staff is empowered to modify this application if necessary because of technical concerns or because of other related review actions as long as current City right-of-way requirements are still complied with and the intent of the vacation application is not changed. If applicable, a five-foot wide easement for public streetlight and fire hydrant purposes shall be retained on all vacation actions abutting public street corridors that will remain dedicated and available for public use. Also, if applicable and where needed, public easement corridors and sight visibility or other easements that would/should cross any right-of-way or easement being vacated must be retained.

10. If the Order of Vacation is not recorded within one (1) year after approval by the City of Las Vegas or an Extension of Time is not granted by the Planning Director, then approval will terminate and a new petition must be submitted.

### **22-0593-SDR1 CONDITIONS**

#### Planning

1. Approval of and conformance to the Conditions of Approval for Petition to Vacate (22-0593-VAC1) 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 10/20/22, except as amended by conditions herein.
4. A Waiver from Title 19.08 is hereby approved, to allow 584 parking spaces where 1,343 are required for Phase I of development.
5. A Waiver from Title 19.08 is hereby approved, to allow 584 parking spaces where 1,703 are required for Phase II of development.
6. A Waiver from Title 19.08 is hereby approved, to allow 554 parking spaces where 1,811 are required for Phase III of development.
7. A Waiver from Title 19.10 is hereby approved, to allow six-foot perimeter landscape buffers adjacent to the western and southern public right-of-way where 15 feet is required.
8. An Exception from Title 19.10 is hereby approved, to allow nine trees within the southern perimeter landscape buffer where 13 are required, and 15 trees within the western perimeter landscape buffer where 17 are required.
9. An Exception of Title 19.10 is requested to allow zero parking lot area trees where 13 are required for a temporary parking lot. Staff supports this request.

10. 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.
11. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
12. 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, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede the visibility of any traffic control device.
13. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
14. A fully operational fire protection system, including fire apparatus roads, fire hydrants, and water supply, shall be installed and shall be functioning prior to the construction of any combustible structures.
15. This property is listed on the Las Vegas Historic Property Register and is therefore subject to additional review by the City of Las Vegas Historic Preservation Commission per LVMC Title 19.10.150.
16. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
17. Prior to the submittal of a building permit application, the applicant shall meet with the Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
18. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

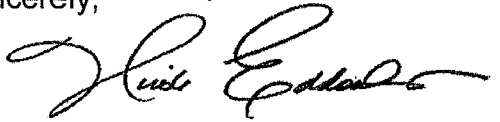
19. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.
20. An Order of Vacation, such as 22-0593, shall record prior to the issuance of permits for new structures that show using portions of the 9th Street public right-of-way.
21. Dedicate a 10-foot radius at the southeast corner of Bridger Avenue and 7th Street, the northeast corner of Clark Avenue and 7th Street, the southwest corner of Lewis Avenue and 10th Street as well as the northwest corner of 10th Street and Lewis Avenue.
22. Remove all substandard public street improvements and unused driveway cuts adjacent to this site and replace with new improvements on Bridger Avenue, 7th Street, Clark Avenue, 10th Street, and Lewis Avenue meeting Downtown Masterplan Plan Standards (Title 19 Appendix F) concurrent with the development of the appropriate phase site, except as amended by conditions herein. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with the development of this site. Coordination with City projects may result in a reduced requirement for off-site improvements.
23. New buildings may utilize existing on-site private sewer lines. Coordinate any new sewer connections at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
24. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "7th Street Complete Street" project, the "8th Street, Stewart Avenue to Bridger Avenue" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
25. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

26. 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. 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. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian-activated flashers, and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. 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.
  
27. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works for each phase prior to the issuance of any building or grading permits or submittal of any construction drawings for the associated phase, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with the development of this site.

This item will be considered by the City Council on January 18, 2023. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada.

***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:nl

cc:

Nathan Miller  
CCSD - Facilities Services  
1180 Military Tribute Place  
Henderson, Nevada 89074

Lucia Gonzalez  
CCSD - Real Property Management  
1180 Military Tribute Place  
Henderson, Nevada 89074