



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

CEDRIC CREAR  
VICTORIA SEAMAN  
OLIVIA DIAZ

FRANCIS ALLEN-PALENSKE  
NANCY E. BRUNE

JORGE CERVANTES  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**  
495 S. MAIN ST.  
1ST FLOOR  
LAS VEGAS, NV 89101  
702.229.6301 | VOICE  
702.464.2545 | FAX  
711 | TTY



cityoflasvegas | lasvegasnevada.gov

April 19, 2023

Ramir Hernandez  
Founders Classical Academy Las Vegas  
5730 West Alexander Road  
Las Vegas, Nevada 89130

**RE: ABEYANCE - 22-0701-SUP1, 22-0701-SUP1, 22-0701-SUP3 AND 22-0701-SDR1  
CITY COUNCIL MEETING OF APRIL 19, 2023**

Dear Applicant:

The City Council at a regular meeting held on *April 19, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 7.45 acres at 5730 West Alexander Road (APN 138-01-401-005), U (Undeveloped) Zone, [ML (Medium Low Density Residential) General Plan Designation], Ward 5 (Crear).

**22-0701-SUP1 - SPECIAL USE PERMIT - FOR A PROPOSED ALTERNATIVE PARKING ANALYSIS TO ALLOW 186 PARKING SPACES WHERE 249 ARE REQUIRED**

**22-0701-SUP2 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-65910) TO ALLOW 1,467 STUDENTS WHERE 750 WERE PREVIOUSLY ALLOWED FOR AN EXISTING PUBLIC OR PRIVATE SCHOOL, PRIMARY USE**

**22-0701-SUP3 - SPECIAL USE PERMIT - FOR A MAJOR AMENDMENT TO AN APPROVED SPECIAL USE PERMIT (SUP-65911) TO ALLOW 1,467 STUDENTS WHERE 750 WERE PREVIOUSLY ALLOWED FOR AN EXISTING PUBLIC OR PRIVATE SCHOOL, SECONDARY USE**

**22-0701-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-65912) FOR A PROPOSED TWO-STORY, 27,200 SQUARE-FOOT ADDITION TO AN EXISTING 67,126 SQUARE-FOOT PRIMARY AND SECONDARY SCHOOL DEVELOPMENT**

This approval is subject to the following conditions:

**22-0701-SUP1 CONDITIONS**

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0701-SUP2), Special Use Permit (22-0701-SUP3) and Site Development Plan Review (22-0701-SDR1) shall be required, if approved.

2. Conformance to the approved conditions for Variance (VAR-65909), Special Use Permit (SUP-65910), Special Use Permit (SUP-65911), Site Development Plan Review (SDR-65912) and Minor Site Development Plan Reviews (SDR-70241, SDR-76611, SDR-78390 and 20-0035-SDR1), except where 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.
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, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

#### **22-0701-SUP2 CONDITIONS**

##### Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0701-SUP1), Special Use Permit (22-0701-SUP3) and Site Development Plan Review (22-0701-SDR1) shall be required, if approved.
2. Conformance to the approved conditions for Special Use Permit (SUP-65910), except where 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.
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, as well as submitted as part of any business license application.

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

Public Works

7. The number of students for this Special Use Permit and Special Use Permit (22-0701-SUP3) is limited to a maximum of 1,467 students.
8. Prior to the issuance of permits, contact sewer billing to determine the cost, if any, for the increased student capacity. If it is determined that this addition requires an increase in sewer fees, comply with the regulations governing sewer fees for connection and usage.
9. The school shall go to two bell times as approved through the required update to the approved Traffic Impact Analysis after total student enrollment between this Special Use Permit and Special Use Permit (22-0701-SUP3) is greater than 990 students.
10. An update to the previously approved 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 or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the 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. The Traffic Study update required by any of the 22-0701 entitlements may be used to satisfy this condition. The update to the approved Traffic Impact analysis must also be approved by the Nevada Department of Transportation.
11. There shall be an administrative review 60 days after total student enrollment between this Special Use Permit and Special Use Permit (22-0701-SUP3) is greater than 990 students to insure compliance with the update to the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school traffic operations. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.

## **22-0701-SUP3 CONDITIONS**

### Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0701-SUP1), Special Use Permit (22-0701-SUP3) and Site Development Plan Review (22-0701-SDR1) shall be required, if approved.
2. Conformance to the approved conditions for Special Use Permit (SUP-65911), except where 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.
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, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

### Public Works

7. The number of students for this Special Use Permit and Special Use Permit (22-0701-SUP2) is limited to a maximum of 1467 students.
8. Prior to the issuance of permits, contact sewer billing to determine the cost, if any, for the increased student capacity. If it is determined that this addition requires an increase in sewer fees, comply with the regulations governing sewer fees for connection and usage.
9. The school shall go to two bell times as approved through the required updated to the approved Traffic Impact Analysis after total student enrollment between this Special Use Permit and Special Use Permit (22-0701-SUP2) is greater than 990 students.

10. An update to the previously approved 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 or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the 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. The Traffic Study update required by any of the 22-0701 entitlements maybe used to satisfy this condition. The update to the approved Traffic Impact analysis must also be approved by the Nevada Department of Transportation.
11. There shall be an administrative review 60 days after total student enrollment between this Special Use Permit and Special Use Permit (22-0701-SUP2) is greater than 990 students to insure compliance with the update to the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school traffic operations. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.

### **22-0701-SDR1 CONDITIONS**

#### Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (22-0701-SUP1), Special Use Permit (22-0701-SUP2) and Special Use Permit (22-0701-SUP3) shall be required, if approved.
2. Conformance to the approved conditions for Variance (VAR-65909), Special Use Permit (SUP-65910), Special Use Permit (SUP-65911), Site Development Plan Review (SDR-65912) and Minor Site Development Plan Reviews (SDR-70241, SDR-76611, SDR-78390 and 20-0035-SDR1), except where 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/19/22, except as amended by conditions herein.

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. 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 visibility of any traffic control device.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

#### Public Works

10. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Gowan-Alexander Road Improvements, Rancho Drive to Decatur Boulevard" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
11. An update to the previously approved 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 or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the 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. The Traffic Study update required by any of the 22-0701 entitlements may be used to satisfy this condition. The update to the approved Traffic Impact analysis must also be approved by the Nevada Department of Transportation.

12. There shall be an administrative review 60 days after the total student enrollment between Special Use Permits (22-0701-SUP2 and 22-701-SUP3) is greater than 990 students to insure compliance with the update to the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school traffic operations. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.
13. 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 drainageways recommended in the approved drainage study update.

The Notice of Final Action was filed with the Las Vegas City Clerk on *April 20, 2023*.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:nl

cc:

Kevin Graf  
Encompass Studio  
241 West Charleston Boulevard Suite 155  
Las Vegas, Nevada 89102

Mack McKnight  
3DMG  
5606 South Eastern Avenue Suite C  
Las Vegas, Nevada 89119