



**LAS VEGAS
CITY COUNCIL**

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August 9, 2023

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

**RE: 23-0301 [VAR1, VAR2 AND SDR1]
PLANNING COMMISSION MEETING OF AUGUST 8, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *August 8, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 16.32 acres at 300 South Torrey Pines Drive (APN 138-35-101-002), C-V (Civic) Zone, Ward 1 (Knudsen).

23-0301-VAR1 - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.10 C-V (CIVIC) DEVELOPMENT STANDARDS

23-0301-VAR2 - VARIANCE - TO ALLOW A MODIFIED SHARED USE TRAIL DESIGN ALONG TORREY PINES DRIVE BETWEEN CELESTE AVENUE AND HYDE AVENUE

23-0301-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 148,380 SQUARE-FOOT PRIMARY PUBLIC SCHOOL

This approval is subject to the following amended conditions:

23-0301-VAR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (23-0301-VAR2) and Site Development Plan Review (23-0301-SDR1) 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0301-VAR2 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (23-0301-VAR1) and Site Development Plan Review (23-0301-SDR1) 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0301-SDR1 CONDITIONS AMENDED CONDITIONS

Planning

1. 36-inch box shade trees shall be planted within the landscape buffer adjacent to Torrey Pines Drive.
2. Approval of and conformance to the Conditions of Approval for Variances (23-0301-VAR1 and VAR2) shall be required, if approved.
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 and landscape plan date stamped 07/05/23, and building elevations date stamped 06/15/23, except as amended by conditions herein.
5. 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.

6. The applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site.
7. The applicant shall comply with the following:
 - a. Applicant is required to file a valid FAA Form 7460-1, "Notice of Proposed Construction or Alteration" with the FAA, in accordance with 14 CFR Part 77, or submit to the Clark County Director of Aviation a "Property Owner's Shielding Determination Statement" and request written concurrence from the Clark County Department of Aviation.
 - b. No Building Permit or other construction permit shall be issued for any structure greater than 35 feet above the surface of land that, based upon the FAA's 7460 airspace determination (the outcome of filing the FAA Form 7460-1) would (a) constitute a hazard to air navigation, (b) would result in an increase to minimum flight altitudes during any phase of flight (unless approved by the Department of Aviation), or (c) would otherwise be determined to pose a significant adverse impact on airport or aircraft operations.
 - c. Applicant is advised that FAA's airspace determinations are dependent on petitions by any interested party and the height that will not present a hazard as determined by the FAA may change based on these comments.
 - d. Applicant is advised that the FAA's airspace determinations include expiration dates and that the separate airspace determinations will be needed for construction cranes or other temporary equipment.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

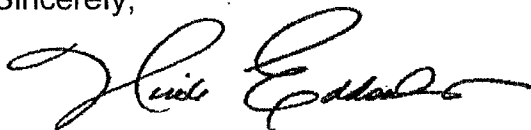
Public Works

9. 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. If fees are required, they must be paid prior to the issuance of an off-site permit.
10. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. Based on proposed site plan, there is Public Sewer connection available in Hyde Avenue.

11. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Adcock-Garside Safe Routes to School project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
12. Landscape and maintain all unimproved right-of-way adjacent to this site. 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.
13. Comply with approved Traffic Impact Analysis #76195.
14. Queues for the overall school operations shall not extend into the public right-of-way as a result of the pick up or drop off operations on this site.
15. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, 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 development of this site.

This action by the Planning Commission on **August 8, 2023** 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 <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after August 21, 2023. 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl