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October 18, 2023

Enrique Diaz
Red Hook Sage, LLC c/o Red Hook Capital Prtnrs IV, LLC
2120 East Grand Avenue Suite 135
El Segundo, California 90245

**RE: 23-0255 [ZON1 AND SDR1]
CITY COUNCIL MEETING OF OCTOBER 18, 2023**

Dear Applicant:

The City Council at a regular meeting held on *October 18, 2023* voted to accept the applicant's request to **APPROVE** the following Land Use Entitlement project requests on 2.82 acres at 4100 West Charleston Boulevard (APNs 139-31-801-007, -009 and -017), C-1 (Limited Commercial) and C-V (Civic) Zones, Ward 1 (Knudsen)

This approval is subject to the following conditions:

Planning

1. Approval of Rezoning (23-0255-ZON1) 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 date stamped 06/21/23, landscape plan date stamped 05/22/23, and building elevations date stamped 05/18/2023, except as amended by conditions herein.
4. A Waiver from Title 19.16.110 is hereby approved, to allow no perimeter landscape buffer adjacent to the north and east interior lot lines where eight feet is required.
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. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - In conjunction with the elimination of the existing driveway on Charleston Boulevard, extend the existing landscape buffer adjacent to Charleston Boulevard for a continuous, solid landscape buffer that matches the existing landscape buffer.
 - The existing landscape buffer adjacent to Charleston Boulevard shall include one, 24-inch box shade tree every 20 linear feet with 4, five gallon shrubs for every required tree.
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. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Remove the driveway on Charleston Boulevard and replace it with a City compliant sidewalk along with a Fire Access path and gate only accessible to the Fire Department concurrent with on-site development activities.
12. In accordance with Section 2.2 of the City's Vision Zero Action Plan, the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
13. 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.
14. 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.

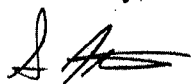
15. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the 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
16. Queues for the overall school shall not extend into the public right-of-way as a result of the pick-up and drop off operations on this site.
17. 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

Fire & Rescue

18. Applicant shall provide fire access with 52'/28' turning radii from Hinson St. around proposed building and back to Hinson St.

The Notice of Final Action was filed with the Las Vegas City Clerk on *October 18, 2023*.

Sincerely,



Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:bp

cc:

Lucy Stewart
LAS Consulting
1930 Village Center Circle Building 3-577
Las Vegas, Nevada 89134