



October 11, 2023

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

**LAS VEGAS
CITY COUNCIL**

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MIKE JANSSEN
City Manager

**RE: 23-0395 [VAR1 - VAR3, AND SDR1]
PLANNING COMMISSION MEETING OF OCTOBER 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *October 10, 2023* voted to **APPROVE** the following Land Use Entitlement project requests on 7.69 acres at the northeast corner of Oakey Boulevard and Lindell Road (APN 163-01-601-001), C-V (Civic) Zone, Ward 1 (Knudsen)

23-0395-VAR1 - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.10 C-V (CIVIC) DEVELOPMENT STANDARDS

23-0395-VAR2 - VARIANCE - TO ALLOW 98 PARKING SPACES WHERE 123 SPACES ARE REQUIRED

23-0395-VAR3 - VARIANCE - TO ALLOW A MODIFIED SHARED USE TRAIL DESIGN ON THE NORTH SIDE OF OAKEY BOULEVARD EAST OF LINDELL ROAD

23-0395-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 87,831 SQUARE-FOOT PRIMARY PUBLIC SCHOOL

This approval is subject to the following conditions:

23-0395-VAR1-Conditions

Planning

1. A Variance is hereby approved, to allow buildings to be placed on the site interior where required to be placed along the street frontages; to allow a zero-foot perimeter landscape buffer along portions of the north, south and west property lines where 15 feet is required; and to allow nine parking lot trees where 23 trees are required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0395-SDR1) shall be required, if approved.

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL

495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
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cityoflasvegas | lasvegasnevada.gov

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

23-0395-VAR2- Conditions

Planning

1. A Variance is hereby approved, to allow 99 parking spaces where 123 spaces are required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0395-SDR1) 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein

23-0395-VAR3-Conditons

Planning

1. A Variance is hereby approved, to allow a 10-foot Shared Use Trail path with no amenity zone where an eight-foot path with a five-foot amenity zone is the minimum required.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0395-SDR1) 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 City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0395-SDR1-Conditions

Planning

1. Approval of and conformance to the Conditions of Approval for Variances (23-0395-VAR1, VAR2 and VAR3) 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 and building elevations date stamped 08/01/23, and landscape plan date stamped 08/07/23, except as amended by conditions herein.
4. The applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

6. Prior to the issuance of an off-site permit, grant a 10-foot Shared Use Trail Easement along Oakey Boulevard.
7. 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. Remove all unused driveways and replace with curb, gutter, and sidewalk. Grant any Pedestrian Access Easement needed to complete this requirement.
8. 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.
9. 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 pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action 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.

10. 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. Drainage Study #5697 may be used to comply with this condition.

Fire & Rescue

11. 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.

This action by the Planning Commission on October 10, 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 October 23, 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

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cc:

Clark County School District – Facilities Services
1180 Military Tribute Place
Henderson, Nevada 89074

Clark County School District – Real Property Management
1180 Military Tribute Place
Henderson, Nevada 89074