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CITY COUNCIL**

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November 15, 2023

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

**RE: 23-0485 [VAR1, VAR2, SDR1 AND MSP1]
PLANNING COMMISSION MEETING OF NOVEMBER 14, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *November 14, 2023* voted to recommend **APPROVAL** on the following Land Use Entitlement project requests on 7.32 acres at 1200 North 27th Street (APN 139-25-202-001), C-V (Civic) Zone, Ward 3 (Diaz).

23-0485-VAR1 - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.10 C-V (CIVIC) DEVELOPMENT STANDARDS

23-0485-VAR2 - VARIANCE - TO ALLOW 101 PARKING SPACES WHERE 123 SPACES ARE REQUIRED

23-0485-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 88,647 SQUARE-FOOT PRIMARY PUBLIC SCHOOL

23-0485-MSP1 - MASTER SIGN PLAN - FOR A PROPOSED WALL SIGN WITH ANIMATED LED DISPLAY AND OTHER PROPOSED SIGNAGE

This approval is subject to the following conditions:

23-0485-VAR1 Conditions:

Planning

1. A Variance is hereby approved, to allow a building height of 37 feet where 35 feet is allowed.
2. A Variance is hereby approved, to allow buildings to be placed on the site interior where required to be placed along the street frontages.
3. A Variance is hereby approved, to allow zero-foot perimeter landscape buffers along portions of the north and west property lines where 15 feet is required and to allow a zero-foot landscape buffer along a portion of the south property line where eight feet is required.

4. A Variance is hereby approved, to allow six parking lot trees where 20 trees are required.
5. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0485-SDR1) shall be required, if approved.
6. 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.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0485-VAR2 Conditions:

Planning

1. A Variance is hereby approved, to allow 101 parking spaces where 123 spaces are required.
2. A Variance is hereby approved, to allow one loading space where four loading spaces are required.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0485-SDR1) shall be required, if approved.
4. 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.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

23-0485-SDR1 Conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variances (23-0485-VAR1 and VAR2) and Master Sign Plan (23-0485-MSP1) 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 landscape plan, date stamped 10/25/23 and building elevations, date stamped 09/20/23, 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. 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. Additionally, construct sidewalk ramps at the intersections of Demetrius Avenue/27th Street and Searles Avenue/27th Street along with median islands, slurry sealing and restriping as required through coordination with the City Engineer's "Citywide Pedestrian Safety FY18" project. Grant any Pedestrian Access Easement needed to complete this requirement.
7. 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.
8. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the "Citywide Pedestrian Safety FY18" project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
9. 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.
10. Comply with the approved Traffic Impact Analysis for this site (TIA-76211).
11. A Drainage Plan and Technical must 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 #5700 may be used to satisfy this condition.

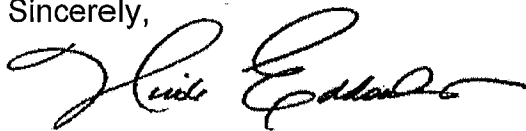
23-0485-MSP1 Conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan and sign elevations date stamped 09/20/23.
3. Any future amendments to the approved signage within the Master Sign Plan in conformance with the Master Sign Plan and new signage in conformance with Title 19 standards may be reviewed and approved administratively by the Department of Community Development.
4. Animated signs containing a changeable electronic message shall consist of static images that have a minimum duration of six seconds for each message. The transition time between each message shall be no more than two seconds with no motion or animation during the transition between messages.
5. Animated signs containing a changeable electronic message utilizing LED illumination shall adjust brightness automatically in response to changes in surrounding light levels so as not to be unreasonably bright. At no time shall the brightness of LED illumination exceed 300 nits.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This item will be considered by the City Council on **December 20, 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:bp

cc:

Clark County School District
1180 Military Place
Henderson, Nevada 89074

Paulette Marshall
Clark County School District - Real Property Management
1180 Military Place
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