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December 13, 2023

Matthew Beach  
West Charleston Boulevard Trust  
7401 West Charleston Boulevard  
Las Vegas, Nevada 89117

**RE: 23-0540 [SUP1 AND SDR1]  
PLANNING COMMISSION MEETING OF DECEMBER 12, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 12, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 2.22 acres at 7401 West Charleston Boulevard (APN 163-03-101-013), P-R (Professional Office and Parking) Zone, Ward 1 (Knudsen).

**23-0540-SUP1** - SPECIAL USE PERMIT - FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, PRIMARY USE

**23-0540-SDR1** - SITE DEVELOPMENT PLAN REVIEW - FOR A MAJOR AMENDMENT TO A PREVIOUSLY APPROVED SITE DEVELOPMENT PLAN REVIEW (Z-0127-94) FOR A PROPOSED PARKING LOT RECONFIGURATION TO ESTABLISH AN OUTDOOR PLAY AREA

This approval is subject to the following conditions:

**23-0540-SUP1 CONDITIONS:**

**Planning**

1. Conformance to all Minimum Requirements under LVMC Title 19.04 for a Public or Private School, Primary use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0540-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 necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Building and Safety Division.

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 total number of students shall not exceed 150 students, unless otherwise approved in the required Traffic Impact Analysis.
8. There shall be an administrative review by the Department of Public Works 60 days after opening to insure compliance with the approved Traffic Impact Analysis as it related to the school pick-up and drop-off plan and the overall school operations. If significant traffic issues arise prior to this date, the City Traffic Engineer may require a review sooner than this 60-day period. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.

**23-0540-SDR1 CONDITIONS:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (23-0540-SUP1) 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 10/23/23, and building elevations, date stamped 11/20/23, except as amended by conditions herein.
4. An Exception from Archived Title 19.12 is hereby approved, to allow no additional parking area trees where five are 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 Building and Safety Division.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

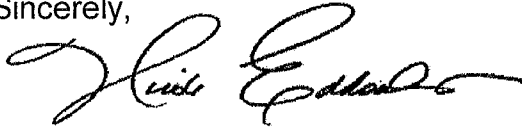
8. In accordance with Section 2.2 of the City's Vision Zero Action Plan the sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement.
9. Install a school zone and construct school zone flashers as required by the City Traffic Engineer.
10. 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.
11. 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.
12. 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, 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.
13. Queues for the overall pick up and drop off operations shall not extend into the public right-of-way.
14. 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 drainage-ways recommended in the approved drainage study update.

**Fire & Rescue**

15. 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 item will be considered by the City Council on January 17, 2024. 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Christyn Dolotina  
Brilliant International Academy, LLC  
7885 West Rochelle Avenue  
Las Vegas, Nevada 89147