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January 10, 2024

Jack and Elaine Schneider  
Schneider Family Trust  
79575 Mandarin  
La Quinta, California 92253

**RE: 23-0590-SDR1**  
**PLANNING COMMISSION MEETING OF JANUARY 9, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 9, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR A PROPOSED SINGLE-STORY, 12,900 SQUARE-FOOT CHILD CARE FACILITY WITH WAIVERS OF PERIMETER LANDSCAPE BUFFER REQUIREMENTS on 1.54 acres at the northeast corner of Horse Drive and Fort Apache Road (APN 125-08-210-002), O (Office) Zone, Ward 6 (Brune).

This approval is subject to the following conditions:

**Planning**

1. The site shall be subject to a required review before the approving body six months after the issuance of state and/or city business license or start of day care operations.
2. Prior to the issuance of building permit, the applicant shall submit a revised landscape plan depicting all 24-inch box trees being replaced with 36-inch box trees.
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, landscape plan, and building elevations, date stamped 12/12/23, except as amended by conditions herein.
5. All development shall be in compliance with the minimum Conditional Use Regulations listed for the Individual Care Center use found in Title 19.12, including an eight-foot tall screen wall along the common property line where residential adjacency exists.

6. The layout of driveways, circulation patterns and parking must be approved by the City Traffic Engineer prior to the issuance of any building permits.
7. A Waiver from Title 19.08.040 is hereby approved, to allow a five-foot wide landscape buffer along a portion of the north property line where eight feet is required.
8. An Exception from Title 19.08.110 is hereby approved, to allow seven interior parking area trees where nine are required.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. Pursuant to LVMC Title 19.08.040.G for commercial and industrial properties, a perimeter wall shall be constructed adjacent to any residential zoning district or property used solely for residential purposes. The wall or fence is intended to screen the commercial or industrial activity from the residential property, and shall be of a solid decorative material that is a minimum of eight feet in height measured from the side of the commercial or industrial property. In no case shall the wall or fence exceed the overall height limitation applicable to the adjacent zoning district or property unless approved through a Variance or other applicable means. The overall height of a wall or fence shall be measured from the side with the greatest vertical exposure above finished grade.
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

### **Public Works**

14. Dedicate an additional 29 feet of right-of-way for a total radius of 54 feet on the northeast corner of Fort Apache Road and Horse Drive prior to the issuance of any permits as required by the Department of Public Works. Alternatively, the applicant may grant a traffic signal chord easement on the northeast corner of Fort Apache Road and Horse Drive; coordinate with the Right-of-Way Section of the Department of Public Works for assistance in the preparation of appropriate documents prior to the issuance of any permits for this site. Additionally, dedicate right-of-way and construct an exclusive northbound right turn lane into this site on Fort Apache Road, unless otherwise allowed by City Engineer and the Nevada Department of Transportation.

15. 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.
16. Driveways for this site shall be no more than 32 feet wide and have 25-foot radii for both ingress and egress.
17. 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. Show Site Visibility Restriction Zones per the American Association of State Highway and Transportation (AASHTO) guide at each driveway on the construction drawings.
18. Coordinate with the Nevada Department of Transportation to discuss any impacts to this site plan from the Fort Apache and Horse Intersection. Provide documentation from NDOT to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the approval of any construction drawings.
19. 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.
20. Queues for the overall site shall not extend into the public right-of-way as a result of the pickup and drop off operations on this site.
21. 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.

**Fire & Rescue**

22. 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 February 21, 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,



Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Admin  
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