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COMMUNITY DEVELOPMENT

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March 6, 2024

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

**RE: 23-0551 [VAR1, VAR2, AND SDR1]  
CITY COUNCIL MEETING OF MARCH 6, 2024**

Dear Applicant:

The City Council at a regular meeting held on *March 6, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 18.77 acres at the northeast corner of Harris Avenue and Marion Drive (APN 140-29-701-001), C-V (Civic) Zone, Ward 3 (Diaz).

**23-0551-VAR1 - VARIANCE - TO ALLOW DEVIATIONS FROM TITLE 19.10 C-V (CIVIC) DEVELOPMENT STANDARDS**

**23-0551-VAR2 - VARIANCE - TO ALLOW 327 PARKING SPACES WHERE 360 SPACES ARE REQUIRED AND TO ALLOW THREE LOADING SPACES WHERE FOUR LOADING SPACES ARE REQUIRED**

**23-0551-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 134,066 SQUARE-FOOT PUBLIC PRIMARY AND SECONDARY SCHOOL**

This approval is subject to the following conditions:

**23-0551-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.
2. A Variance is hereby approved, to allow zero-foot perimeter landscape buffers along portions of the west, east and south property lines where 15 feet is required.
3. A Variance is hereby approved, to allow 15 parking lot trees where 75 trees are required.
4. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0551-SDR1) shall be required, if approved.

5. 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.

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

**23-0551-VAR2 Conditions:**

**Planning**

1. A Variance is hereby approved, to allow 327 parking spaces where 360 spaces are required.
2. A Variance is hereby approved, to allow three loading spaces where four loading spaces are required.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (23-0551-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.

**23-0551-SDR1 Amended and Added Conditions:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for Variances (23-0551-VAR1 and VAR2) 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 3/6/24, landscape plan, date stamped 11/14/23 and building elevations, date stamped 10/17/23, except as amended by conditions herein.
4. All perimeter buffer and parking lot trees shall be of a minimum 24-inch box size.
5. The applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site.

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

**Public Works**

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. Grant any Pedestrian Access Easement needed to complete this requirement.
8. 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.
9. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Marion Drive Multi-Use Bridge over Las Vegas Wash Feasibility Study (MWB037) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
10. 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.
11. Site development shall conform to the approved site plan date stamped March 6, 2024, with the driveway number and locations as depicted thereon. The applicant shall coordinate design of the speed cushions and crosswalks associated with the approved site plan subject to final approval by the City Traffic Engineer at civil plan review, and shall construct such improvements concurrent with development of this site.
  - A. A revised landscape plan shall be submitted to and approved by the Department of Community Development, prior to the time application is made for civil improvement plans, to reflect consistency of site design with that of the submitted site plan date stamped 3/6/24.
12. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 7, 2024.

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:jr

Cc:

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

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