



March 20, 2024

City of Las Vegas
495 South Main Street
Las Vegas, Nevada 89101

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

BRIAN KNUDSEN
Mayor Pro Tem

CEDRIC CREAR
VICTORIA SEAMAN
OLIVIA DÍAZ
FRANCIS ALLEN-PALENSKE
NANCY E. BRUNE

MIKE JANSSEN
City Manager

**RE: 23-0664-SDR1
CITY COUNCIL MEETING OF MARCH 20, 2024**

Dear Applicant:

The City Council at a regular meeting held on *March 20, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A MAJOR AMENDMENT TO AN APPROVED SITE DEVELOPMENT PLAN REVIEW (SDR-47296) FOR A PROPOSED TWO-STORY TALL, 9,500 SQUARE-FOOT ADDITION TO AN EXISTING 24,245 SQUARE-FOOT CHARTER PRIMARY SCHOOL DEVELOPMENT WITH WAIVERS OF THE APPENDIX F INTERIM DOWNTOWN LAS VEGAS AREA 2 DEVELOPMENT STANDARDS on 1.56 acres at 320 South 9th Street (APN 139-34-701-010), C-2 (General Commercial) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

23-0664-SDR1 Added Conditions:

Planning

- 1.. There shall be an administrative review by the Department of Public Works 60 days after opening for each phase to insure compliance with the approved Traffic Impact Analysis (or other acceptable information) as it relates to the school pick-up and drop-off plan and the overall school operations. If significant traffic issues arise prior 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.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-47296) 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.

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
495 S. MAIN ST., 3RD FLOOR
LAS VEGAS, NV 89101
702.229.6011 | VOICE
711 | TTY

4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/20/23, except as amended by conditions herein.
5. A Waiver from Title 19.12 is hereby approved, to allow zero additional parking stalls where 18 additional parking stalls are required.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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 as Final Map submittal. A permanent underground sprinkler system is required, and 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. The Developer of this site shall submit an appropriate request to the City of Las Vegas to convert 9th Street from Bridger Avenue to Lewis Avenue and Lewis Avenue from 9th Street to 10th Street, to one-way (southbound and eastbound), prior to the issuance of permits for on-site development. If this request is approved by the City Traffic Engineer, the developer shall be responsible for all costs associated with this conversion, including slurry, signage, and markings, and such improvements shall be constructed concurrent with on-site development activities.
11. The operators of the school shall contact the Transportation Engineering Division (Rick Schroder, 702-229-2452, rschroder@lasvegasnevada.gov) within 60 days of the reopening of the school to schedule an on-site review and evaluation of the school operations for both drop-off and pick-up. Comply with the recommendations of the Transportation Engineering representative resulting from this evaluation.
12. 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.

13. Coordinate the public sewer connection with the Sanitary Sewer Engineering Section of the Department of Public Works prior to the issuance of permits for this site, to determine if the existing connection is viable for this addition, or if an alternative sewer connection is required.
14. 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.
15. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer 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.
16. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits whichever may occur first. Provide and improve all drainage ways as recommended.

Fire & Rescue

17. Applicant shall add fire hydrant(s) and water line(s) as required.
18. Minimum fire flow requirements shall be in accordance with IFC Appendix B based on type of construction, required fire protection systems and similar.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 21, 2024.

Sincerely,

A handwritten signature in black ink, appearing to read 'Seth T. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:jr
cc:

Sean Miller
City of Las Vegas – Public Works Department
495 South Main Street
Las Vegas, Nevada 89101

Carson Nolan
Simpson Coulter Studio
151 Warm Springs Road
Las Vegas, Nevada 89119