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cityoflasvegas
lasvegasnevada.gov

January 14, 2026

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

**RE: 25-0551 [SDR1 AND MSP1]
PLANNING COMMISSION MEETING OF JANUARY 13, 2026**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 13, 2026* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 11.85 acres on the west side of Shaumber Road, south of W Skye Canyon Park Dr (APN 126-12-315-001), T-D (Traditional Development) Zone [School - Skye Canyon Special Land Use Designation], Ward 6 (Brune). Staff recommends APPROVAL on the Land Use Entitlement project.

25-0551-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED TWO-STORY, 114,995 SQUARE-FOOT PRIMARY SCHOOL

25-0551-MSP1 - MASTER SIGN PLAN - FOR PROPOSED SIGNAGE IN CONJUNCTION WITH A PUBLIC INSTITUTION [SCHOOL]

This approval is subject to the following Amended conditions:

25-0551-SDR1 AMENDED CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Master Sign Plan (25-0551-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 building elevations, date stamped 11/19/25 and landscape plan, date stamped 12/01/25, except as amended by conditions herein.
4. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

5. Prior to the issuance of permits for this site, a Petition of Vacation, such as 24-0172-VAC1, shall be recorded to eliminate the Slope Easement in conflict with this proposed site.
6. Dedicate a right turn lane on Shaumber Road for the main entrance to the school prior to issuance of offsite permits for this site. Construct the right turn lane concurrent with onsite development.
7. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
8. Connect to existing 8 inch sewer stub at northeast corner of parcel at a size, depth, and location acceptable to the City of Las Vegas Public Works Sanitary Sewer Engineering
9. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-6594 or emailed at ece@lasvegasnevada.gov.
10. Contact the City Engineer's Office at 702-229-6272 to coordinate the development of this project with the Sheep Mountain Parkway Improvements project (MWA186) project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer. Show all proposed above ground utility facilities on construction drawing submittals.
11. 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. 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.

13. 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 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.
14. 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

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.

25-0551-MSP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for a Site Development Plan Review (25-0551-SDR1) 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 sign elevations date stamped 11/19/25, except as amended by conditions herein.
4. 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.

5. 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.
6. 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.
7. 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 February 18, 2026. 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", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:jr