



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
MAYOR

STEVEN D. ROSS
MAYOR PRO TEM

LOIS TARKANIAN
RICKI Y. BARLOW
STAVROS S. ANTHONY
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

August 18, 2015

Integral Associates, LLC
520 South 4th Street, 2nd Floor
Las Vegas, Nevada 89101

**RE: SDR-59541 [PRJ-58877] -- MINOR SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - AUGUST 2015**

Dear Applicant:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-50697) FOR A PROPOSED 9,812 SQUARE-FOOT ADDITION TO A 135,475 SQUARE-FOOT PRIVATE SCHOOL CAMPUS on 12.19 acres at 7038 Sky Pointe Drive (APN 125-21-102-009), T-C (Town Center) [SX-TC (Suburban Mixed Use - Town Center)] Special Land Use designation, Ward 6 (Ross) [PRJ-58877], has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

Planning

1. Conformance to the Conditions of Approval for Special Use Permit (SUP-59539) shall be required.
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, landscape plan, and building elevations, date stamped 05/28/15, except as amended by conditions herein.
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 Department of Building and Safety.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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, 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

FAX 702.474.7463

TTY 7-1-1

www.lasvegasnevada.gov



/city of las vegas

2014 WINNER OF THE U.S. CONFERENCE OF MAYORS CLIMATE PROTECTION AWARD

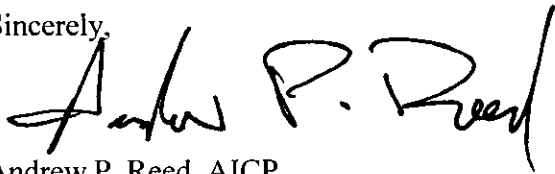
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Prior to issuance of any permits for this phase, the off-site sewer in Hesperides Avenue (H#53831) required by SDR-45943 must be completed and accepted by the City.
11. 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 for this phase, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
12. Site development to comply with all applicable conditions of approval for SDR-45943 and all other site-related actions.

This action by the Department of Planning staff on August 18, 2015 is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Case Planning Division

AR:nl

cc:

Ms. Lucy Stewart
1916 Trail Peak Lane
Las Vegas, Nevada 89134