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/city of las vegas

December 17, 2015

Ms. Linda Perri  
School Board of Trustees  
4190 McLeod Drive, 2nd Floor  
Las Vegas, Nevada 89121

**RE: SDR-61267 [PRJ-61257] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO GPA-61258 AND ZON-61259  
CITY COUNCIL MEETING OF DECEMBER 16, 2015**

Dear Ms. Perri:

The City Council at a regular meeting held on December 16, 2015 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 55,000 SQUARE-FOOT BUILDING FOR A PUBLIC SCHOOL, PRIMARY USE on 4.85 acres at the southeast corner of Lake Mead Boulevard and Pink Rose Street (APN 139-21-314-001), R-E (Residence Estates) Zone [PROPOSED: C-V (Civic) Zone], Ward 5 (Barlow) [PRJ-61257].

This approval is subject to the following conditions:

**Planning**

1. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-61258) 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 site plan(s) date stamped 09/23/15; and landscape plan and building elevations date stamped 09/14/15, except as amended by conditions herein.
4. A Waiver from Title 19.10.020 is hereby approved, to allow a 5-foot, 4-inch wide landscape buffer along a portion of the north property line, adjacent to the parking lot, where a 15-foot wide buffer is required for residential adjacency.
5. 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.

6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. The applicant shall coordinate with the City Surveyor and other city staff to determine the most appropriate mapping action necessary to consolidate the existing lots. The mapping action shall be completed and recorded prior to the issuance of any building permits.
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 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.
9. 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.
10. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

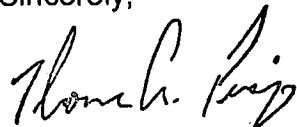
12. Prior to the issuance of any permits, dedicate 30-feet of right-of-way along the south side of Winter Snow Avenue from Tonopah Drive to Pink Rose Street including the remaining portion of the cul-de-sac where the two streets intersect. Additionally, grant a 5-foot Pedestrian Access Easement adjacent to the existing right-of-way on Lake Mead Boulevard. The recordation of a Parcel Map, such as PMP-60740, may be used to satisfy this condition.
13. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard improvements (sidewalk) and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

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14. Construct a median in Lake Mead Boulevard to restrict lefts into the egress only driveway on Lake Mead Boulevard concurrent with on-site development activities. Additionally, construct the driveway on Lake Meade Boulevard to be egress only. The geometric design for both the median and the driveway shall meet the approval of the City Traffic Engineer.
15. Relocate the existing school zone flasher on the north side of Lake Mead Boulevard to a location acceptable to the City Traffic Engineer concurrent with on-site development activities.
16. 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.
17. 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 December 17, 2015.

Sincerely,



Thomas A. Perrigo  
Director  
Department of Planning

TAP:clb

cc: Ms. Tracy Murphy  
Clark County School District  
4190 McLeod Drive, 2nd Floor  
Las Vegas, Nevada 89121