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November 17, 2016

Mr. Larry Miller
1030 West Lake Mead Boulevard
Las Vegas, Nevada 89106

**RE: SDR-65797 [PRJ-65472] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-66241 AND ZON-66245
CITY COUNCIL MEETING OF NOVEMBER 16, 2016**

Dear Mr. Miller:

The City Council at a regular meeting held on November 16, 2016 **APPROVED** a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-3132) TO REDESIGN THE PARKING LOT AND TO ADD A 36,874 SQUARE-FOOT BUILDING WITH NINE CLASSROOMS TO AN EXISTING PRIVATE SCHOOL, PRIMARY USE WITH WAIVERS TO ALLOW A THREE-FOOT WIDE LANDSCAPE BUFFER ALONG THE SOUTH PROPERTY LINE, A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE NORTH PROPERTY LINE AND A FIVE-FOOT WIDE LANDSCAPE BUFFER ALONG THE WEST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 3.50 acres at 950 West Lake Mead Boulevard (APNs Multiple), R-2 (Medium-Low Density Residential) Zone [PROPOSED: C-V (Civic)], Ward 5 (Barlow) [PRJ-65472].

This approval is subject to the following conditions:

Planning

1. Approval of General Plan Amendment (GPA-66241) and Rezoning (ZON-66245), if approved.
2. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-3132) shall be required, except where amended herein.
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.
4. All development shall be in conformance with the site plan and landscape plan date stamped 09/06/16 and building elevations date stamped 08/29/16 except as amended by conditions herein.
5. A Waiver from Title 19.08.040(F) is hereby approved, to allow a three-foot wide landscape buffer along the south property line, a five-foot wide landscape buffer along the north property line and a five-foot wide landscape buffer along the west property line where 15 feet is 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 Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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.
9. 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.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. Dedicate a 15-foot radius on the southeast corner of Hart Avenue and Concord Street prior to the issuance of any permits.
13. In accordance with Title 13.56.040, remove all substandard public street improvements and unused driveway cuts on Lake Mead Boulevard, Concord Street, La Salle Street and Hart Avenue adjacent to this site 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.

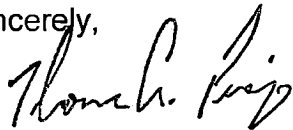
14. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
15. Landscape and maintain all unimproved rights-of-way, if any, on Lake Mead Boulevard, Concord Street, Hart Avenue and La Salle Street 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.
16. Submit an Encroachment Agreement for landscaping and private improvements in the Lake Mead Boulevard and Hart Avenue public rights-of-way, if any, prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the Encroachment Agreement and add the City of Las Vegas as an additionally insured entity on this insurance policy. If requested by the City, the applicant shall remove property encroaching in the public right-of-way at the applicant's expense pursuant to the terms of the City's Encroachment Agreement. The installation and maintenance of all private improvements in the public right-of-way shall be the responsibility of the applicant and any successors in interest to the property and assigns pursuant to the terms of the Encroachment Agreement. Coordinate all requirements for the Encroachment Agreement with the Land Development Section of the Department of Building and Safety (229-4836).
17. 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. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. 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.

Mr. Larry Miller
SDR-65797 [PRJ-65472] - Page Four
November 17, 2016

- 2
18. 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.
 19. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SDR-3132) and all other applicable site-related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 17, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Ms. Diane Pollard
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