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/city of las vegas

October 6, 2016

PRE Rancho Jones, LLC
120 Presidential Way, Suite #300
Woburn, Massachusetts 01801

**RE: SDR-65912 [PRJ-65274] – SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-65909, VAR-66310, SUP-65910 AND SUP-65911
CITY COUNCIL MEETING OF OCTOBER 5, 2016**

Dear Applicant:

The City Council at a regular meeting held on October 5, 2016 **APPROVED** a request for a Site Development Plan Review FOR A PROPOSED 58,745 SQUARE-FOOT PUBLIC OR PRIVATE SCHOOL, PRIMARY AND SECONDARY USE on a 6.11 acre portion of a 17.08 acre parcel on the northwest corner of Leon Avenue and Alexander Road (APN 138-01-401-003), U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation], Ward 5 (Barlow) [PRJ-65274].

This approval is subject to the following conditions:

Planning

1. Only emergency access will be allowed on Leon Avenue.
2. The installation and use of an outside public address or bell system is prohibited and except in case of an emergency.
3. Approval of and conformance to the Conditions of Approval for Variance (VAR-65909), Variance (VAR-66310), Special Use Permit (SUP-65910), and Special Use Permit (SUP-65911) shall be required, if approved.
4. 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.
5. All development shall be in conformance with the site plan and landscape plan date stamped 08/18/16; and building elevations date stamped 08/02/16, except as amended by conditions herein.
6. Conformance with Title 19.04 Complete Streets Standards shall be required along Leon Avenue unless a Variance (VAR-66310) is approved.

7. Exception from Title 19.06 is hereby approved, to allow one 24-inch box tree per 30 linear feet adjacent to Alexander Road and Leon Avenue where one 24-inch box tree per 20 linear feet is required.
8. Exception from Title 19.08 is hereby approved, to allow a total of 40 trees within the parking lot area where a tree in each landscape island and at the end of each row of parking is required.
9. 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.
10. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
11. 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.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

13. Dedicate an additional 5-feet of right-of-way for a total radius of 25-feet on the northwest corner of Leon Avenue and Alexander Road prior to the issuance of any permits.
14. Construct half-street improvements meeting Complete Streets Standards including appropriate transitional paving on Alexander Road and Leon Avenue adjacent to this site concurrent with development of this site. If a horse trail is allowed it must be constructed outside of the public right-of-way and must be perpetually maintained by the property owner. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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. Sidewalks on Leon Avenue are deferred at this time.

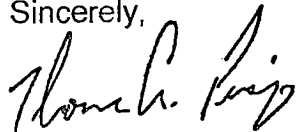
15. Construct half-street improvements meeting Complete Streets Standards including appropriate transitional paving on Alexander Road and Leon Avenue adjacent to this site concurrent with development of this site. If a horse trail is allowed it must be constructed outside of the public right-of-way and must be perpetually maintained by the property owner. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete). 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.
16. 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.
17. Extend Public sewer in Leon Avenue to the north edge of this site concurrent with on-site development activities.
18. Coordinate with the Sanitary Sewer Section of the Department of Public Works an acceptable public sewer connection point north of Alexander Road. The sewer connection point in Alexander Road may be affected by a future City storm drain project in Alexander Road.
19. Landscape and maintain all unimproved rights-of-way, if any, 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.
20. Submit an Encroachment Agreement for landscaping and private improvements in the Leon Avenue and Alexander Road public rights-of-way 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).

21. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for the proposed use of this facility. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
22. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Sewer Rehab Group F" project, the "ITS communications Infrastructure Phase II" project, and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
23. 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 include a pick up and drop off plan for the students. 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.
24. Prior to operating as a school, construct school zone flashers on Alexander Road and school zone signs on Leon Avenue meeting the approval of the City Traffic Engineer unless specifically not required in the approved Traffic Impact Analysis.
25. There shall be an administrative review 60 days after the school has opened 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 traffic operations. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.

26. 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, submittal of any construction drawings or the recordation of a Map subdividing this site, 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 October 6, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Richard Moreno
Founders Academy of Las Vegas
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Las Vegas, Nevada 89130

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