



**LAS VEGAS
CITY COUNCIL**

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May 18, 2017

Ms. Linda Perri
School Board of Trustees
1180 Military Tribute Place
Henderson, Nevada 89074

**RE: SDR-68790 [PRJ-68779] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-68787 AND ZON-68788
CITY COUNCIL MEETING OF MAY 17, 2017**

Dear Ms. Perri:

The City Council at a regular meeting held on May 17, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A 93,473 SQUARE-FOOT PUBLIC OR PRIVATE SCHOOL, PRIMARY WITH A WAIVER TO ALLOW A 10-FOOT LANDSCAPE BUFFER ALONG A PORTION OF THE EAST PROPERTY LINE WHERE 15 FEET IS REQUIRED on 14.92 acres at the northwest corner of Farm Road and Jensen Street (APN 125-18-201-015), U (Undeveloped) Zone [PR-OS (Parks/Recreation/Open Space) General Plan Designation] [PROPOSED: C-V (Civic)], Ward 6 (Ross) [PRJ-68779]

This approval is subject to the following conditions.

Planning

1. Approval of General Plan Amendment (GPA-68787) and Rezoning (ZON-68788) 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, landscape plan, and building elevations, date stamped 02/16/17, except as amended by conditions herein

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4. Trash enclosures shall be constructed in accordance with Title 19.08 and shall be located a minimum of 50 feet from any property line of a protected property
5. Handicap parking stalls shall be installed in accordance with Title 19.08 for Handicapped Parking Design Standards.
6. Mechanical Equipment shall be screened in accordance with Title 19.08.040(E)(4).
7. A Waiver from Title 19.08 is hereby approved, to allow a 10-foot landscape buffer along a portion of the east property line where 15 feet is required
8. An Exception from Title 19.08 is hereby approved, to allow three parking lot trees where 47 are 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 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. The technical landscape plan shall include the following changes from the conceptual landscape plan. Landscape materials shall be in accordance with the Grand Teton Village Plant Palette
12. 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.
13. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

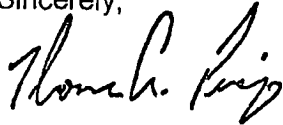
- 14 Construct all incomplete half-street improvements on Farm Road, Jensen Street, Donald Nelson Avenue and Topaz Creek Street meeting current City Standards adjacent to this site concurrent with development of this site
15. All private improvements and landscaping installed with this project shall 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. 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 Prior to operating as a school, construct school zone flashers on Farm Road meeting the approval of the City Traffic Engineer unless specifically not required in the approved Traffic Impact Analysis
- 18 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.

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- 19 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 submittal 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 18, 2017.

Sincerely,



Thomas A Perrigo
Director
Department of Planning

TAP:PL:clb

cc: Ms. Gabrielle Greer
CCSD Real Property Management
1180 Military Tribute Place
Henderson, Nevada 89074