



Las Vegas
City Council
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Office of the
City Manager
Scott D. Adams
City Manager

July 20, 2017

Ms. Diane Pollard
Rainbow Dreams, LLC
950 West Lake Mead Boulevard
Las Vegas, Nevada 89106

**RE: SDR-70237 [PRJ-70024] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-70236
CITY COUNCIL MEETING OF JULY 19, 2017**

Dear Ms. Pollard:

The City Council at a regular meeting held on July 19, 2017, voted to **APPROVE** a request for a Major Amendment to a previously approved Site Development Plan Review (SDR-3132) FOR A PROPOSED TEMPORARY DEVELOPMENT TO ADD THREE MODULAR BUILDINGS TO AN EXISTING PRIVATE SCHOOL, PRIMARY on 2.15 acres at 950 West Lake Mead Boulevard (APNs 139-21-601-016 and 017, 139-21-612-049, 050 and 080), C-V (Civic) Zone, Ward 5 (Barlow) [PRJ-70024].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-3132), Site Development Plan Review (SDR-18051), Variance (VAR-18224), Site Development Plan Review (SDR-25743), Special Use Permit (SUP-59935), Site Development Plan Review (SDR-59936), Site Development Plan Review (SDR-64456) and Site Development Plan Review (SDR-65797) shall be required.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-70236) shall be required, if approved.
3. This is a Temporary Development approval shall be void three years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.16.100(K).
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.

DEPARTMENT OF PLANNING

Development Services Center | 333 N. Rancho Drive | 3rd Floor | Las Vegas, NV 89106 | 702.229.6301 | FAX 702.474.0352 | TTY 7-1-1

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5. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 04/27/17, except as amended by conditions herein.
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. Correct all American's with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13 56 040, if any, to the satisfaction of the City Engineer concurrent with development of this site.
13. All proposed modular trailers with plumbing fixtures shall connect to the City of Las Vegas public sewer system. Since sewer laterals cannot cross property lines, a reversionary map may be required

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- 14 Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first Provide and improve all drainage ways as recommended
15. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-64456 and all other applicable site-related actions

The Notice of Final Action was filed with the Las Vegas City Clerk on July 20, 2017

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is fluid and cursive, with the first name "Robert" and last name "Summerfield" clearly legible.

Robert Summerfield, AICP[®]
Acting Director
Department of Planning

RTS:PL:clb

cc Mr Melvin Green
KME Architects
5588 South Fort Apache Road, Suite #110
Las Vegas, Nevada 89148

Ms Diane Pollard
Rainbow Dreams Educational Foundation
950 West Lake Mead Boulevard
Las Vegas, Nevada 89106