



**LAS VEGAS
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**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING

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cityoflasvegas
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November 2, 2017

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

**RE: ABEYANCE ITEM - SDR-71213 [PRJ-71069] - SITE DEVELOPMENT
PLAN REVIEW RELATED TO VAR-71212
CITY COUNCIL MEETING OF NOVEMBER 1, 2017**

Dear Ms. Perri:

The City Council at a regular meeting held on November 1, 2017 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 36,400 SQUARE-FOOT ADDITION TO AN EXISTING 54,935 SQUARE-FOOT PUBLIC OR PRIVATE SCHOOL, PRIMARY on 8.07 acres at 4000 El Parque Avenue (APN 162-06-701-001), C-V (Civic) Zone, Ward 1 (Tarkanian) [PRJ-71069].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-71212) shall be required.
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 07/18/17, except as amended by conditions herein.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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5. 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.
6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

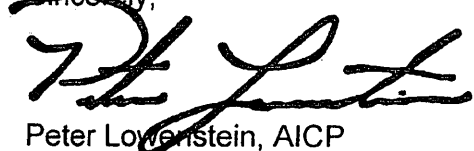
8. In accordance with code requirements of Title 13.16 and 13.56, remove all substandard improvements (sidewalk) and replace with new improvements meeting Current City Standards concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
9. 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.
10. 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.
11. A Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to issuance of any building or grading permits. Comply with the recommendation of the City Traffic Engineer.

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12. 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, whichever may occur first. Provide and improve all drainage ways as recommended.

The Notice of Final Action was filed with the Las Vegas City Clerk on November 2 2017.

Sincerely,

A handwritten signature in black ink, appearing to read 'Peter Lowenstein', written over a horizontal line.

Peter Lowenstein, AICP
Acting Director
Department of Planning

PL:RTS:clb

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