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cityoflasvegas  
lasvegasnevada.gov

February 22, 2018

Mr. Randal Cagle  
Nevada Power Company  
P.O. Box 98910  
Las Vegas, Nevada 89151

**RE: SDR-72145 [PRJ-72105] - SITE DEVELOPMENT PLAN REVIEW  
RELATED TO GPA-72140, ZON-72142 AND VAR-72144  
CITY COUNCIL MEETING OF FEBRUARY 21, 2018**

Dear Mr. Cagle:

The City Council at a regular meeting held on February 21, 2018 voted to **APPROVE** a request for a Major Amendment of an approved Site Development Plan Review (SDR-71690) FOR THE PROPOSED RECONFIGURATION OF THE ONSITE PARKING LOT AND IMPROVEMENTS TO AN EXISTING OFFSITE PARKING LOT AT AN EXISTING PUBLIC SCHOOL, PRIMARY on a portion of 9.96 acres at 1300 Pauline Way (APNs multiple), C-V (Civic) and R-1 (Single Family Residential) Zones [PROPOSED: C-V (Civic)], Ward 3 (Coffin) [PRJ-72105].

This approval is subject to the following conditions:

**Planning**

1. Approval of a General Plan Amendment (GPA-72140) and Rezoning (ZON-72142) and approval of and conformance to the Conditions of Approval for Variance (VAR-72144) 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. Conformance to the conditions of approval of Site Development Plan Review (SDR-71690), except as amended herein.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 11/21/17, except as amended by conditions herein.
5. Prior to the issuance of a building permit for new construction, record a perpetual shared parking agreement against Assessor's Parcel Numbers 162-02-203-007 and 162-02-101-001 for a minimum of 29 parking spaces to be used for the school. The agreement shall be submitted to the Department of Planning and approved by the City Attorney prior to recordation. The applicant shall provide a copy of the recorded agreement to the Department.

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6. An Exception from Title 19.08.110 is hereby approved, to allow zero parking lot trees where 31 trees are required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

11. Correct all Americans with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Wengert Avenue adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer 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.
12. 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.
13. Submit a License Agreement for landscaping and private improvements in the Wengert Avenue public right of way, if any, adjacent to this site prior to this issuance of permits for these improvements. The applicant must carry an insurance policy for the term of the License 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 License Agreement. The installation and maintenance of all private improvements in the public right of way shall be the responsibility of the adjacent property owner(s) and shall be transferred with the sale of the property for the entire term of the License Agreement. Coordinate all requirements for the License Agreement with the Land Development Section of the Department of Building and Safety (702-229-4836).

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14. Concurrent with onsite development, coordinate the design and construction of the Spencer Trail project with the City of Las Vegas Transportation Engineering Section of the Department of Public Works (702-229-2142). Comply with the recommendations of the Transportation Engineering Section.
15. 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.
16. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-71690 and all other applicable site related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on February 22, 2018.

Sincerely,



Robert Summerfield, AICP<sup>®</sup>  
Director  
Department of Planning

RTS:PL:clb

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

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