



**LAS VEGAS
CITY COUNCIL**

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ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

DEPARTMENT OF PLANNING

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cityoflasvegas
lasvegasnevada.gov

March 21, 2019

Ms. Linda Perri
Clark County School District
1180 Military Tribute Place
Henderson, Nevada 89074

**RE: ABEYANCE ITEM - SDR-75121 [PRJ-74940] – SITE DEVELOPMENT
PLAN REVIEW RELATED TO VAR-75119 AND VAR-75120
CITY COUNCIL MEETING OF MARCH 20, 2019**

Dear Ms. Perri:

The City Council at a regular meeting held on March 20, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 94,056 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY DEVELOPMENT on 9.09 acres at 2831 Palomino Lane (APN 139-32-405-006), C-V (Civic) Zone, Ward 1 (Tarkanian) [PRJ-74940].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-75119) and Variance (VAR-75120) 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 and landscape plan date stamped 01/10/19; and building elevations date stamped 11/15/18, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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

Public Works

9. Correct all American's with Disabilities Act (ADA) deficiencies, if any, on the sidewalk along Palomino Lane 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.
10. 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.
11. Submit a License Agreement for landscaping and private improvements in the Silver Lake Drive, Riverside Avenue, Baker Avenue and Navajo Way public rights-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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12. 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.
13. 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 or submittal of any construction drawings, 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 March 21, 2019.

Sincerely,

A handwritten signature in black ink that reads "Robert Summerfield". The signature is written in a cursive, flowing style.

Robert Summerfield, AICP®
Director
Department of Planning

RTS:PL:clb

cc: Mr. Chris Dingell
Clark County School District
1180 Military Tribute Place
Henderson, Nevada 89074