



**LAS VEGAS
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cityoflasvegas
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March 21, 2019

Rabbi Shea Harlig
Chabad Southern Nevada, Inc.
1261 South Arville Street
Las Vegas, Nevada 89102

**RE: SDR-75576 [PRJ-74719] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-75574 AND VAR-75575
CITY COUNCIL MEETING OF MARCH 20, 2019**

Dear Rabbi Harlig:

The City Council at a regular meeting held on March 20, 2019 voted to **APPROVE** a request for a Major Amendment to an approved Site Development Plan Review (SDR-18342) FOR A PROPOSED 10,800 SQUARE-FOOT ADDITION TO AN EXISTING 65,800 SQUARE-FOOT PRIVATE SCHOOL on 3.03 acres at 1312 Vista Drive (APN 162-06-501-004), R-E (Residence Estates) Zone, Ward 1 (Tarkanian) [PRJ-74719].

This approval is subject to the following amended conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-75574) and Variance (VAR-75575) shall be required, if approved.
2. Conformance to the approved conditions for Variance (VAR-37277), Variance (VAR-37276), Variance (VAR-37627), Variance (VAR-69639), Site Development Plan Review (SDR-18342) and Site Development Plan Review (SDR-37579).
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped [01/08/19], except as amended by conditions herein.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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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 Vista Drive 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.
10. No additional trees or landscaping over 3-feet tall shall be allowed in the public sewer easement (20090825:02140) along the north 20-feet of this site.
11. 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.
12. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SDR-18342) and all other applicable site-related actions.

The Notice of Final Action was filed with the Las Vegas City Clerk on March 21, 2019.

Sincerely,



Robert Summerfield, AICP~~PL~~
Director
Department of Planning

RTS:PL:clb

cc: Rabbi Shea Harlig
Desert Torah Academy
1312 Vista Drive
Las Vegas, Nevada 89102

Ms. Lora Dreja
Brown, Brown & Premsrirut
520 South Fourth Street
Las Vegas, Nevada 89101