



**LAS VEGAS
CITY COUNCIL**

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cityoflasvegas
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May 16, 2019

S. ✓

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

**RE: SDR-75849 [PRJ-75613] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO GPA-75846, ZON-75847 AND VAR-75848
CITY COUNCIL MEETING OF MAY 15, 2019**

Dear Ms. Perri:

The City Council at a regular meeting held on May 15, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED 22,927 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING 69,315 SQUARE-FOOT PUBLIC SCHOOL, PRIMARY DEVELOPMENT on 15.64 acres at 491 North Lamb Boulevard (APN 140-31-601-002), C-1 (Limited Commercial) Zone, Ward 3 (Coffin) [PRJ-75613].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for General Plan Amendment (GPA-75846), Rezoning (ZON-75847) and Variance (VAR-75848) 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, landscape plan, and building elevations, date stamped 02/19/19, 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.
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.

Ms. Linda Perri
School Board of Trustees
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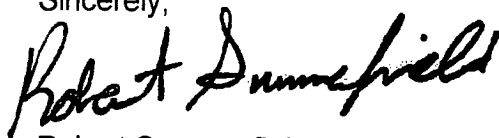
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. 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.
10. 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 May 16, 2019.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

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