



**LAS VEGAS
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cityoflasvegas
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June 20, 2019

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

**RE: SDR-76079 [PRJ-75793] - SITE DEVELOPMENT PLAN REVIEW
RELATED TO VAR-76077
CITY COUNCIL MEETING OF JUNE 19, 2019**

Dear Ms. Perri:

The City Council at a regular meeting held on June 19, 2019 voted to **APPROVE** a request for a Site Development Plan Review FOR A PROPOSED TWO-STORY, 88,540 SQUARE-FOOT PRIMARY PUBLIC SCHOOL DEVELOPMENT on 7.03 acres at 950 North Tonopah Drive (APN 139-28-210-007), C-V (Civic) Zone, Ward 5 (Crear) [PRJ-75793].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Variance (VAR-76077) 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 03/18/19, 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.

S.V.

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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. Appropriate Mapping action(s), if required, shall record prior to the approval of off-site construction drawings for this site.
10. Construct all incomplete half street improvements on Tonopah Drive and Virginia City Avenue meeting current City Standards adjacent to this site 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.
11. The school shall send all wastewater to the 8-inch public sewer in Virginia City Avenue and abandon the private sewer connection to the private sewer manhole near the south property line.
12. Design and construct an off-site relief sewer in Martin Luther King Boulevard from Fair Avenue to Owens Avenue, at a depth and location acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. Meet with Sanitary Sewer Planning to discuss reimbursement for constructing an oversized sewer in Martin Luther King Boulevard.
13. All private improvements and landscaping 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.

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14. 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.
15. 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 June 20, 2019.

Sincerely,



Robert Summerfield, AICP[®]

Director

Department of Planning

RTS:PL:clb

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

Ms. Diana Salazar
Clark County School District
Real Property Management
1180 Military Tribute Place
Henderson, Nevada 89074