



Legal Notices Transmittal and Scanning Separator Sheet

Legal Notice Type: Action Letter

Date of Transfer to ERM: 5/16/2012

Page Count: 3

Meeting Date: 5/2/2012

Meeting Type: City Council <=>

Date of Letter: 5/16/2012

Case Number(s): SUP-44453 <=>

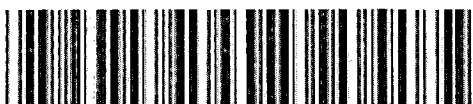
Subject of Notice: APPLICANT: QUEST ACADEMY - OWNER: YOUNG MEN'S CHRISTIAN ASSOCIATION OF SOUTHERN NEVADA - 4141 Meadows Lane <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date



Prepared By: acrolli

Scanned By:

QC By:

SCANNED

MAY 17 2012



May 16, 2012

Lodge YMCA Association Southern Nevada
4141 Meadows Lane
Las Vegas, Nevada 89107

RE: SUP-44453 – SPECIAL USE PERMIT
CITY COUNCIL MEETING OF MAY 2, 2012
RELATED TO VAR-44454

Dear Applicant:

The City Council at a regular meeting held May 2, 2012, APPROVED the request for a Special Use Permit FOR A PRIVATE SCHOOL, SECONDARY USE WITHIN AN EXISTING COMMUNITY RECREATION FACILITY WITH A WAIVER TO ALLOW A SECONDARY SCHOOL ON A NON-COLLECTOR STREET at 4141 Meadows Lane (APN 139-31-601-001), C-1 (Limited Commercial) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on May 3, 2012. This approval is subject to:

Added

- A. A required review of the school use shall be required at a public hearing two years from the issuance of a Certificate of Occupancy for the facility.
- B. The YMCA shall make available a 24-hour emergency telephone number to address any immediate concerns related to the operation or maintenance of the property.
- C. No school students shall be permitted to drive to the school facility during the 2012-2013 academic year.
- D. The parking area on the south side of the YMCA building shall be utilized for staff parking only.
- E. The bushes against the south wall of the YMCA building shall be trimmed and maintained as an opaque hedge, and shall be maintained at a minimum of 10 to 12 feet in height.
- F. Missing vegetation on along the south property line wall shall be replaced with bushes that are a minimum of five to six feet in height.

LAS VEGAS
CITY COUNCIL
CAROLYN G. GOODMAN
MAYOR

STAVROS S. ANTHONY
MAYOR PRO TEM

LOIS TARKANIAN
STEVEN D. ROSS
RICKI Y. BARLOW
BOB COFFIN
BOB BEERS

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
495 S. MAIN STREET
LAS VEGAS, NEVADA 89101

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- G. Oleanders shall be planted around the equipment at the south end of the building next to the locker room to shield the abutting residential properties from noise and views.
- H. Any glass doors or windows on the south side of the YMCA building shall utilize obscure (semi-opaque) glazing.
- I. The south stairwell shall be utilized as an emergency exit only. The south entrance shall be used as an emergency exit only.
- J. The west building entrance shall be restricted to staff only. The west door may also be used as an emergency exit.
- K. All work regarding vegetation, building access and the improvements listed above shall be started within 30 days of this approval.

Planning

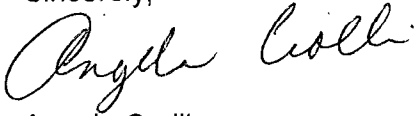
1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Public or Private School, Secondary use.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-44454) shall be required.
3. This approval shall be void two years from the date of final approval, unless exercised 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 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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Lodge YMCA Association Southern Nevada
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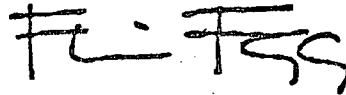
Public Works

7. A Queuing Analysis or other acceptable information must be submitted to and approved by the City Traffic Engineer prior to the issuance of any building permits for this site. Comply with the recommendations of the City Traffic Engineer.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Beverly K. Bridges, MMC, City Clerk



Flinn Fagg
Director
Planning

cc: Ms. Connie Jordan
Quest Academy
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Las Vegas, Nevada 89149

Mr. Curt Carlson
SH Architecture
7250 Peak Drive, Suite #216
Las Vegas, Nevada 89128