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October 6, 2016

PRE Rancho Jones, LLC
120 Presidential Way, Suite #300
Woburn, Massachusetts 01801

**RE: SUP-65910 [PRJ-65274] – SPECIAL USE PERMIT RELATED TO VAR-65909, VAR-66310, SUP-65911 AND SDR-65912
CITY COUNCIL MEETING OF OCTOBER 5, 2016**

Dear Applicant:

The City Council at a regular meeting held on October 5, 2016 **APPROVED** a request for a Special Use Permit FOR A PROPOSED PUBLIC OR PRIVATE SCHOOL, PRIMARY on the northwest corner of Leon Avenue and Alexander Road (APN 138-01-401-003), U (Undeveloped) Zone [ML (Medium Low Density Residential) General Plan Designation], Ward 5 (Barlow) [PRJ-65274].

This approval is subject to the following conditions:

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Public or Private School, Primary use.
2. Approval of and conformance to the Conditions of Approval for Variance (VAR-65909), Variance (VAR-66310), Special Use Permit (SUP-65911) and Site Development Plan Review (SDR-65912) 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, as well as submitted as part of any business license application.
6. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

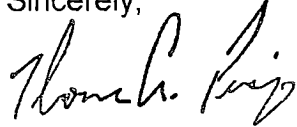
Public Works

7. The number of students for this Special Use Permit is limited to a maximum of 520 students. This number may increase as long as total student enrollment for the site does not exceed 750 students.
8. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall include a pick up and drop off plan for the students. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights-of-way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on-site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
9. Prior to operating as a school, construct school zone flashers on Alexander Road and school zone signs on Leon Avenue meeting the approval of the City Traffic Engineer unless specifically not required in the approved Traffic Impact Analysis.
10. There shall be an administrative review 60 days after the school has opened to insure compliance with the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school traffic operations. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.

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The Notice of Final Action was filed with the Las Vegas City Clerk on October 6, 2016.

Sincerely,



Thomas A. Perrigo
Director
Department of Planning

TAP:clb

cc: Mr. Richard Moreno
Founders Academy of Las Vegas
4025 North Rancho Drive
Las Vegas, Nevada 89130

Ms. Jennifer Lazovich
Kaempfer Crowell
1980 Festival Plaza Drive, Suite #650
Las Vegas, Nevada 89135