



March 20, 2014

LAS VEGAS
CITY COUNCIL

Ms. Dorothy Lappin
4025 Rancho LLC
6295 McLeod Drive, Suite 16
Las Vegas, Nevada 89120

CAROLYN G. GOODMAN
MAYOR

**RE: SUP-52696 [PRJ-52039] - SPECIAL USE PERMIT RELATED TO SUP-52694
PLANNING COMMISSION MEETING OF MARCH 11, 2014**

STAVROS S. ANTHONY
MAYOR PRO TEM

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

Dear Applicant:

ELIZABETH N. FRETWELL
CITY MANAGER

Your request for a Special Use Permit FOR A PRIVATE SCHOOL, SECONDARY USE at 4025, 4035 and 4039 North Rancho Drive (APNs 138-02-814-032, 033, and 034), C-2 (General Commercial) Zone, Ward 4 (Anthony) [PRJ-52039], was considered by the Planning Commission on March 11, 2014.

The Planning Commission voted to **APPROVE** of your request, subject to the following amended conditions:

Planning

1. The applicant shall submit a **queuing** analysis. The **queuing** for pick up and drop off of students shall be in accordance with the plan submitted to the Planning Department and no **queuing** shall be permitted on Rancho Drive and Alexander Road.
2. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Private School, Primary use.
3. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-2004) shall be required.
4. 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.
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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

VOICE 702.229.6301

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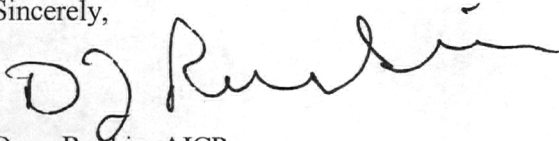
CORRECTED LETTER

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6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **March 11, 2014** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **March 24, 2014**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Doug Rankin, AICP
Planning Manager
Case Planning Division

DR:nl

cc:

Mr. Richard Moreno
Founders Academy of Las Vegas
9321 Longhorn Falls Court
Las Vegas, Nevada 89149

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

Mr. Chris Tellis
Interest Income Partners
10D Yellow Ferry Harbor
Susalito, California 94965