



**LAS VEGAS
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May 13, 2015

Mr. Brian Buckwalter
Tower Distribution Center, LLC
747 Tiffany Bend Court
Las Vegas, Nevada 89123

**RE: SUP-58561 [PRJ-58523] - SPECIAL USE PERMIT RELATED TO SDR-58562
PLANNING COMMISSION MEETING OF MAY 12, 2015**

Dear Applicant:

Your request for a Special Use Permit FOR A PUBLIC SCHOOL, PRIMARY USE at 4624-4660 North Rancho Drive (APN 138-02-113-001), C-1 (Limited Commercial) Zone, Ward 4 (Anthony) [PRJ-58523], was considered by the Planning Commission on May 12, 2015.

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

Planning

1. Conformance to all Minimum Requirements under LVMC Title 19.12 for a Public School, Primary use.
2. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (SDR-58562) shall be required, if approved.
3. Conformance to the approved conditions for General Plan Amendment (GPA-16503), Rezoning (ZON-16504) and Site Development Plan Review (SDR-16503).
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.
6. 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING

DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NEVADA 89106

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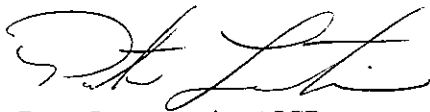
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7. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

This action by the Planning Commission on **May 12, 2015** 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 submitted please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **May 26, 2015**. 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,



Peter Lowenstein, AICP
Planning Section Manager
Case Planning Division

PL:nl

cc:

Mr. Joe Morgan
Sustain Builders LLC
4660 Sky Pointe Dr. Ste. 140-487
Las Vegas, Nevada 89131