



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

CITY HALL
495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101

702.229.6301 | VOICE
702.464.2545 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

February 10, 2021

School Board of Trustees
1180 Military Tribute Place
Henderson, Nevada 89074

24-0048
01/26/2024

**RE: ABEYANCE - 20-0278-SUP1 AND 20-0278-SDR1
PLANNING COMMISSION MEETING OF FEBRUARY 9, 2021**

Dear Applicant:

The Planning Commission at a regular meeting held on *February 9, 2021* voted to **APPROVE** the following Land Use Entitlement project requests on 8.18 acres at 1905 Atlantic Street (APN 162-01-301-001), C-V (Civic) Zone, Ward 3 (Diaz).

20-0278-SUP1 - FOR AN ALTERNATIVE PARKING STANDARD TO PROVIDE 57 PARKING SPACES WHERE 204 ARE REQUIRED.

20-0278-SDR1 - FOR A PROPOSED TEMPORARY SCHOOL CAMPUS.

This approval is subject to the following conditions:

20-0278-SUP1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (20-0278-SDR1) shall be required, if approved.
2. An Alternative Parking Standard is hereby approved to allow 57 parking spaces where 204 are 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.

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

20-0278-SDR1 CONDITIONS

Planning

1. Approval of and conformance to the Conditions of Approval for Special Use Permit (20-0278-SUP1) shall be required, if approved.
2. This approval shall be void three years from the date of final approval, and the modular are to be removed unless an Extension of Time is approved by the City Council.
3. All development shall be in conformance with the site plan and building elevations, date stamped 11/16/20, 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.
6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. The sidewalk adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easement needed to complete this requirement. Additionally, construct sidewalk ramps where missing at cross walk locations adjacent to the school.
9. Prior to the issuance of any permits, coordinate with the sewer billing Department to update the sewer fees in correlation to the number of increase in students.

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10. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits [or the submittal of a map for this site], whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the Planning Commission on **February 9, 2021** 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 <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **February 22, 2021**. 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,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

cc:

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

Ms. Lucia Gonzalez
CCSD - Real Property Management
1180 Military Tribute Place
Henderson, Nevada 89074