



**LAS VEGAS
CITY COUNCIL**

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Mayor Pro Tem

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OLIVIA DIAZ

JORGE CERVANTES
City Manager

February 9, 2022

Bari Cooper Sherman
TA Las Vegas 3900 BE LLC
3000 Olympic Blvd., Ste. 2120
Santa Monica, CA 90404

RE: 21-0801-SDR1

PLANNING COMMISSION MEETING OF FEBRUARY 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *February 8, 2022* voted to **APPROVE** a request for a Major Amendment to a previously approved Rezoning and Plot Plan Review (Z-0073-86) FOR A PROPOSED PUBLIC ADDRESS SYSTEM AND 70-FOOT TALL SPORTS FIELD AND TENNIS COURT LIGHTING FOR AN EXISTING SCHOOL AND CHURCH/HOUSE OF WORSHIP DEVELOPMENT on 20.04 acres at 3900 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Diaz).

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-78252), Minor Site Development Plan Review (20-0128-SDR1) and Minor Site Development Plan Review (20-0418-SDR1) shall be required, except where amended herein.
2. 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.
3. All development shall be in conformance with the site plan and sports lighting elevations, date stamped 12/21/21, except as amended by conditions herein.
4. An exception from 19.08.040(E)(5)(E) lighting requirements has been approved to allow a 70-foot tall lighting pole, where 30 feet is the maximum allowed.
5. All proposed field lighting shall comply with Title 19.08.040(E)(5) lighting requirements, except where exceptions are granted herein.

DEPARTMENT OF PLANNING

SETH T. FLOYD

DIRECTOR OF
COMMUNITY DEVELOPMENT

CITY HALL

495 S. MAIN ST.
3RD FLOOR
LAS VEGAS, NV 89101
702.229.6301 | VOICE
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711 | TTY

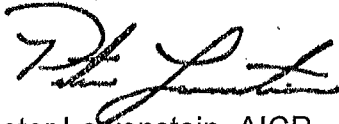


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6. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Title 19 and all codes as required by the Department of Building and Safety.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. 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 **February 8, 2022** 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, 2022**. 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
Deputy Planning Director
Department of Planning

PL:nl

cc:

Mr. John Lopeman or Kip Barton
ethos | three Architecture
8985 South Eastern Avenue, Ste. 220
Las Vegas, Nevada 89123