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cityoflasvegas  
lasvegasnevada.gov

**August 16, 2021**

Ms. Bari Sherman  
TA Las Vegas 3900 BE, LLC  
3000 Olympic Boulevard, Suite #2120  
Santa Monica, California 90404

**RE: 21-0418-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN  
REVIEW  
ADMINISTRATIVE CYCLE – AUGUST 2021**

Dear Ms. Sherman:

Your for a proposed Minor Amendment to a previously approved Rezoning and Plot Plan Review (Z-0073-86) FOR PROPOSED PARKING LOT RECONFIGURATION; INCREASED BUILDING SQUARE-FOOTAGE FROM 49,244 TO 59,200, MODIFIED BUILDING ELEVATIONS OF THE APPROVED HIGH SCHOOL BUILDING, ADDITION OF A 1,422 AUTOMOTIVE SHOP YARD, INSTALLATION OF FIELD TURF FOR FOOTBALL/SOCCER FIELD AND BLEACHERS TO AN EXISTING SCHOOL DEVELOPMENT on 20.04 acres at 3900 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Diaz), has been considered administratively by the Department of Planning staff.

The Department of Planning has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-78252) and Minor Site Development Plan Review (20-0128-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, landscape plan, and building elevations, date stamped 07/21/21, except as amended by conditions herein.

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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 technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

### **Public Works**

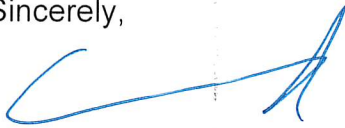
9. Prior to the issuance of permits in Phase 3, coordinate with the City of Las Vegas sewer billing section for updated sewer fees in regards to the increased student capacity and pay the appropriate fees prior to building permit issuance.
10. Construct a sand/oil interceptor where the proposed automotive shop is draining. Coordinate with the Environmental Compliance & Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors in acceptable locations prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance & Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.

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12. Comply with all previous conditions of approval for Site Development Plan Review (SDR-78252) and all other site-related actions.

This action by the Department of Planning staff on **August 16, 2021** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Eric McCammond  
Management Analyst  
Department of Planning

EM:clb

cc: Mr. John Lopeman  
Mr. Kip Barton  
ethos|three Architecture  
8985 South Eastern Avenue, Suite #220  
Las Vegas, Nevada 89123