



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF  
COMMUNITY DEVELOPMENT

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cityoflasvegas  
lasvegasnevada.gov

December 11, 2024

Board of Regents, Nevada System of Higher Education  
3200 East Cheyenne Avenue  
North Las Vegas, Nevada 89030

**RE: 24-0545 [VAR1 AND SDR1]  
PLANNING COMMISSION MEETING OF DECEMBER 10, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *December 10, 2024* voted to **APPROVE** the following Land Use Entitlement project requests on 18.50 acres at the northeast corner of Elkhorn Road and Durango Drive (portion of APN 125-17-801-009), T-C (Town Center) Zone [PF-TC (Public Facilities - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske).

**24-0545-VAR1 - VARIANCE - TO ALLOW PROPOSED PERIMETER AND RETAINING WALLS THAT DO NOT CONFORM TO TOWN CENTER DEVELOPMENT STANDARDS**

**24-0545-SDR1 - SITE DEVELOPMENT PLAN REVIEW - FOR A PROPOSED COLLEGE CAMPUS CONSISTING OF A TWO-STORY, 62,760 SQUARE-FOOT EDUCATIONAL BUILDING, A 5,376 SQUARE-FOOT CENTRAL PLANT BUILDING AND EMERGENCY VEHICLE OPERATIONS TRAINING COURSE WITH WAIVERS OF TOWN CENTER DEVELOPMENT STANDARDS**

This approval is subject to the following conditions:

**24-0545-VAR1 CONDITIONS:**

**Planning**

1. A Variance is hereby approved, to allow proposed 15-foot tall perimeter retaining walls where four feet is the maximum allowed.
2. A Variance is hereby approved, to allow proposed 10-foot tall perimeter screen walls where eight feet is the maximum allowed.
3. A Variance is hereby approved, to allow a total perimeter wall height of 25 feet where 10 feet is the maximum allowed.
4. Approval of and conformance to the Conditions of Approval for Site Development Plan Review (24-0545-SDR1) shall be required, if approved.

5. 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.
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 Building and Safety Division.
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.

**24-0545-SDR1 CONDITIONS:**

**Planning**

1. Approval of and conformance to the Conditions of Approval for a Variance (24-0545-VAR1) shall be required, if approved.
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 date stamped 11/13/24, landscape plan date stamped 11/12/24, and building elevations, date stamped 10/17/24, except as amended by conditions herein.
4. A Waiver from Town Center Development Standards Manual Section C.2.B.8 is hereby approved, to allow 86 parking lot landscape island and endcap planters where 103 planters are required.
5. Benches, bicycle racks and trash receptacles shall be provided as required by the Northwest Campus Design Standards and the Town Center Development Standards Manual.
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 Building and Safety Division.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
8. Trash enclosures shall be provided in conformance with the provisions of Title 19.08.040.E.

9. 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.
10. A Master Sign Plan that conforms to the Northwest Campus Design Standards shall be submitted for approval by the City of Las Vegas prior to the issuance of a Certificate of Occupancy for any building on the site and prior to the issuance of any sign permits.
11. Prior to the submittal of a building permit application, the applicant shall meet with Department of Community Development staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
12. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

13. Per Title 13.12, dedicate appropriate right-of-way on Durango Drive, Oso Blanca Road, Grand Montecito Parkway and Elkhorn Road per Town Center Development Standards prior to issuance of permits, unless otherwise allowed by the City Engineer.
14. Construct all incomplete half-street improvements on Durango Drive, Oso Blanca Road, Grand Montecito Parkway and Elkhorn Road per Town Center Development Standards concurrent with on-site development activities. Additionally, construct an enhanced pedestrian activated crossing on Elkhorn Road as determined in the required Traffic Impact Analysis.
15. 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 702-229-6594 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
16. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works. Standard clearances must be maintained for the existing sewer line in Durango Drive.
17. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

18. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. The Traffic Impact Analysis shall also include a pedestrian circulation/access plan, in accordance with Section 2.2 of the City's Vision Zero Action Plan, to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site. Provide a pedestrian crossing on Elkhorn Road to be approved by the City of Las Vegas traffic Engineer.
19. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.

### **Fire & Rescue**

20. 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.

This action by the Planning Commission on December 10, 2024 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 Community Development at 702.229.6301 after December 23, 2024. 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

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