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June 13, 2022

CORRECTED LETTER

Enrique Diaz
Red Hook Sage LLC c/o Red Hook Capital Prtners IV LLC
2120 East Grand Ave Suite 135
El Segundo, California 90245

**RE: 22-0287-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE - JUNE 2022**

Dear Applicant:

Your Land Use Entitlement project FOR PROPOSED TEMPORARY MODULAR BUILDINGS TOTALING 9,120 SQUARE-FEET TO HOUSE A PUBLIC OR PRIVATE SCHOOL, PRIMARY USE DURING CONSTRUCTION on 2.85 acres at 4100 West Charleston Boulevard (APN 139-31-801-009), C-1 (Limited Commercial) Zone, Ward 1 (Knudsen), was considered administratively by the Department of Planning staff.

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

Planning

1. 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.
2. The temporary modular buildings shall be in place for no longer than six months from the date of this approval.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/12/22, 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. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. Per condition #6 of 21-0734-SUP1, the required bus turnout dedication must be recorded prior to the issuance of permits for this site.
8. Coordinate with the Southern Nevada Health District to attain permit for temporary holding tanks to service the proposed temporary modular classrooms.
9. Site development shall comply with the approved Traffic Impact Analysis. No queuing in the public right-of-way is allowed.
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, whichever may occur first. Provide and improve all drainage ways as recommended.
11. Site development to comply with all applicable conditions of approval for 21-0734-SUP1 and all other site-related actions.

This action by the Department of Planning staff on June 13, 2022 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

c.c.:

Lucy Stewart
LAS Consulting
1930 Village Center Circle Bldg 3-577
Las Vegas, Nevada 89134