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August 19, 2024

Loretta McDonald
Charter C C Mountain View LLC
19950 West Country Club Drive, Suite 800
Aventura, Florida, 33180

**RE:24-0288-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW**

ADMINISTRATIVE CYCLE – AUGUST 2024

Dear Applicant,

The Department of Community Development – Planning Division has administratively APPROVED a Land Use Entitlement project for a Minor Amendment to a previously approved Site Development Plan Review (SDR-1775) TO ADD FOUR MODULAR BUILDINGS TOTALING 640 SQUARE FEET TO AN EXISTING PRIVATE SCHOOL, PRIMARY DEVELOPMENT at 6610 Grand Montecito Parkway (APN 125-20-711-004), T-C (Town Center) Zone [MC-TC (Montecito - Town Center) Special Land Use Designation], Ward 4 (Allen-Palenske).

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

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SDR-73484), except as 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 building elevations, date stamped 06/26/24, 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 Building and Safety Division.

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. Prior to the issuance of permits, contact sewer billing to determine the cost, if any, for the increased student capacity. If it is determined that this addition requires an increase in sewer fees, comply with the regulations governing sewer fees for connection and usage.
8. There shall be an administrative review by the Department of Public Works within 6 months from the beginning of the 2024-2025 school year and after the new additions are completed to insure compliance with the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school operations. If significant traffic issues arise prior this date, the City Traffic Engineer may require a review sooner than this 6 month period. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.
9. 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.

Fire & Rescue

10. 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 Department of Community Development staff on **August 19, 2024** is final unless a written appeal is filed with the Director of the Department of Community Development within ten days of the date of this letter.

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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:

Laszlo Herczeg
10705 Silver Pyramid Court
Las Vegas, Nevada 89144