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DEPARTMENT OF
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September 3, 2024

Min. Linda Chisolm
Church Christian Word Life CTR
3510 North Buffalo Drive
Las Vegas, Nevada 89129

**RE:24-0413-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW**

ADMINISTRATIVE CYCLE – AUGUST 2024

Dear Minister Chisolm,

The Department of Community Development - Planning Division has administratively APPROVED a Land Use Entitlement project FOR A PROPOSED TEMPORARY PORTABLE CLASSROOM on 2.59 acres at 3510 North Buffalo Drive (APN 138-10-301-021), R-E (Residence Estates) Zone, Ward 4 (Allen-Palenske).

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

Planning

1. This approval shall be void one year from the date of final approval, unless an Extension of Time is approved by the City of Las Vegas.
2. All development shall be in conformance with the site plan date stamped 08/13/24, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

6. 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.
7. Maximum student enrollment shall not exceed 380 students.
8. Queues for the overall school shall not extend into the public right-of-way as a result of the pickup and drop off operations on this site.
9. Install school zone signage on Delhi Avenue and Tioga Way. Alternatively, pay a 100% deferral fee for required signage and Public Works will install such signage.
10. The driveway on Buffalo Drive may not be used for vehicular ingress during student pick-up and drop-off and shall be either exit only or closed. Comply with submitted drop-off/pick-up plan. Pick-up/drop-off plan may be amended administratively with the approval of Public Works and Community Development.

Fire & Rescue

11. 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 **September 3, 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.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

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c.c.:

Kelly Marchello
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