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LAS VEGAS, NV 89101

702.229.6011 | VOICE
711 | TTY



September 30, 2024

Sean Miller
City of Las Vegas
495 South Main Street, 5th Floor
Las Vegas, Nevada 89101

**RE:24-0361-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW**

ADMINISTRATIVE CYCLE – SEPTEMBER 2024

Dear Mr. Miller,

The Department of Community Development - Planning Division has administratively APPROVED a Land Use Entitlement project request FOR A PROPOSED BUILDING AND SITE RECONFIGURATION on 6.11 acres at 241 South Durango Drive (APN 138-32-501-003), C-V (Civic) Zone, Ward 2 (Seaman).

The Department of Community Development 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. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 09/03/24, 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. 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.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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This action by the Department of Community Development staff on **September 30, 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Danielle Yearsley
Jacobs Engineering Group Inc
1301 North Green Valley Parkway, Suite 200
Henderson, Nevada 89074