



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

CEDRIC CREAR  
VICTORIA SEAMAN

OLIVIA DÍAZ  
FRANCIS ALLEN-PALENSKE  
NANCY E. BRUNE

MIKE JANSSEN  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**

495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6011 | VOICE  
711 | TTY



October 14, 2024

CORRECTED LETTER

Sean Miller  
City of Las Vegas  
495 South Main Street, 5<sup>th</sup> 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.

**Public Works**

7. Coordinate Public Sewer Connection at a size, depth, and location acceptable to the City of Las Vegas Public Works Sanitary Sewer Engineering. Provide estimated splash pad flow rates per cycle and seasonal schedule.
8. 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.

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,



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