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April 9, 2025

Sam Tolman
City of Las Vegas
495 South Main Street, 5th Floor
Las Vegas, Nevada 89101

**RE: 25-0078-SDR1
PLANNING COMMISSION MEETING OF APRIL 8, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED ONE-STORY, 4,194 SQUARE-FOOT TRADE SCHOOL DEVELOPMENT WITH WAIVERS OF THE TITLE 19.09 FORM-BASED CODE DEVELOPMENT STANDARDS on 2.57 acres generally located at the southeast corner of Jefferson Avenue and D Street (APN 139-27-201-005), T4-C (T4 Corridor) Zone, Ward 5 (Summers-Armstrong).

This approval is subject to the following conditions:

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 02/12/25 except as amended by conditions herein.
3. A Waiver from Title 19.09 is hereby approved, to allow a zero percent building façade alignment on D Street where 75 percent is the minimum required.
4. A Waiver from Title 19.09 is hereby approved, to allow a single-story building height where two stories is the minimum height allowed.
5. A Waiver from Title 19.09 is hereby approved, to allow a Common Yard street frontage type on D Street and Adams Street where such is not allowed in the T4-C transect zone.

6. A Waiver from Title 19.09 is hereby approved, to allow no pedestrian building access from a thoroughfare or courtyard where such is required.
7. 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.
8. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
9. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device. The technical landscape plan shall include the following changes from the conceptual landscape plan:
 - Replace the Desert Museum Palo Verde in the southeast corner of the pad site with an equal-sized tree from the District-Specific Palette for the Historic Westside in accordance with Title 19.09.040.C.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Prior to the issuance of permits, grant a Bus Shelter Pad Easement on Northbound D Street, north of Adams Avenue at a location acceptable the Regional Transportation Commission (RTC) in conformance with Standard Drawing #234.2 and 234.5 to the RTC. Construction of the bus shelter pad is required concurrent with the building proposed on this site.
12. In accordance with code requirements of Title 13.56 and Section 2.2 of the City's Vision Zero Action Plan, remove all substandard offsite improvements and unused driveway cuts, if any, and replace with new improvements meeting Public Right-of-Way Accessibility Guidelines (PROWAG) to the satisfaction of the City Engineer concurrent with development of this site. Grant Pedestrian Access Easement(s) if necessary to comply with this requirement. All existing paving damaged or removed by this development shall be restored at its original location, width and depth concurrent with development of this site.
13. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Engineering Section of the Department of Public Works.
14. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

15. 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

16. 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 Planning Commission on **April 8, 2025** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Community Development at 702.229.6301 after **April 21, 2025**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Zach Broyles
IZ Design Studio
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Las Vegas, Nevada 89117