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cityoflasvegas
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May 8, 2025

Shadow Hills Baptist Church
7811 Vegas Drive
Las Vegas, Nevada 89128

**RE:25-0163-SDR1 - SITE DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE - MAY 2025**

Dear Applicant,

Your Land Use Entitlement project request for a Minor Amendment to Site Development Plan Review (SDR-68250) TO ALLOW A PRIMARY SCHOOL ADDITION TO AN EXISTING CHURCH DEVELOPMENT on 17.97 acres at 7861 Vegas Drive (APN 138-28-501-011), 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, date stamped 04/17/25, 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. An update to the previously approved Traffic Impact Analysis (TIA) must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. The TIA update shall include a queueing analysis and propose a maximum number of students for each bell time. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development.
7. Queues for the overall school center shall not extend into the public right-of-way as a result of the pick up and drop off operations on this site
8. Comply with all applicable conditions of approval for SDR-68250 and any other site related actions.

This action by the Department of Community Development staff on **May 8, 2025** 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:jr

Cc:
Adam Feierstein
Growing Minds Academy Schools
6508 Deer Hollow Street
Las Vegas, Nevada 89149

Cc:
Bob Gronauer
Kaempfer Crowell
1980 Festival Plaza Drive, Suite 650
Las Vegas, Nevada 89135