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August 29, 2024

Clark County School Board of Trustees
1180 Military Tribute Place
Henderson, Nevada 89074

**RE:24-0373-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT
PLAN REVIEW**

ADMINISTRATIVE CYCLE – AUGUST 2024

Dear Applicant,

The Department of Community Development – Planning Division has administratively APPROVED a Land Use Entitlement project for a Minor Amendment to a previously approved Site Development Plan Review (22-0593-SDR1) FOR A PROPOSED THREE-STORY, 108,400 SQUARE-FOOT SCHOOL DEVELOPMENT on 15.88 acres at the southeast corner of Bridger Avenue and 7th Street (APN 139-34-701-022), C-V (Civic) Zone, Ward 3 (Diaz).

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

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (22-0593-SDR1) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan and building elevations, date stamped on 07/12/24, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

6. All utility or mechanical equipment shall comply with the provisions of the Interim Downtown Las Vegas Development Standards, unless approved by a separate Waiver.
7. This property is listed on the Las Vegas Historic Property Register and is therefore subject to additional review by the City of Las Vegas Historic Preservation Commission per LVMC Title 19.10.150.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Per condition #22 of Site Development Plan Review (22-0593-SDR1), 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 Downtown Master Plan Standards (Title 19 Appendix F) and 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 the development of this site.
10. Comply with approved Traffic Impact Analysis #76177.
11. 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 the 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.
12. Comply with all applicable conditions of approval for 22-0593-SDR1 and any other site-related actions.

Fire & Rescue

13. 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 **August 29, 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:

Clark County School District - Facilities Services
1180 Military Tribute Place
Henderson, Nevada 89074

Paulette Marshall
Clark County School District - Real Property Management
1180 Military Tribute Place
Henderson, Nevada 89074