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July 21, 2020

Mr. Brent Pace
Boyer FALV, LC
101 South 200 East, Suite #200
Salt Lake City, Utah 84111

**RE: 20-0035-SDR1 - ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – JULY 2020**

Dear Mr. Pace:

Your request for an Administrative Site Development Plan Review FOR 10,797 SQUARE-FOOT CLASSROOM BUILDING ADDITION TO AN EXISTING SCHOOL on 7.45 acres at 5730 West Alexander Road (APN 138-01-401-005), U (Undeveloped) Zone, Ward 5 (Crear) has been considered administratively by the Department of Planning staff.

The Department of Planning 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 06/23/20, 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 Department of Building and Safety.
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.

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6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. The applicant shall pay appropriate sewer connection fees for the additional student capacity as determined by the City of Las Vegas prior to the issuance of permits.
8. An update to the previously approved Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to issuance of permits for this site. A review of the school traffic circulation shall be conducted by the Traffic Engineering Section of the Department of Public Works 60 days after opening. If significant traffic issues arise prior to this date, the City Traffic Engineer may require a review sooner than this 60-day period. Comply with any recommendations made by the City Traffic Engineer.
9. 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.
10. Comply with all applicable conditions of approval for Plot Plan Review SDR-65912 (and SDR-78390).

This action by the Department of Planning staff on **July 21, 2020** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



Nicole Eddowes
Senior Planner
Case Planning Division

NE:clb

cc: Mr. Kevin Torrie
The Korte Company
9225 West Flamingo Road, Suite #100
Las Vegas, Nevada 89147

Mr. Roy Burson
JVC Architects
5385 South Cameron Street, Suite #15
Las Vegas, Nevada 89118