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September 22, 2020

TA Las Vegas 3900 B E, LLC
3000 Olympic Boulevard, Suite #2120
Santa Monica, California 90404

**RE: 20-0128-SDR1 – ADMINISTRATIVE SITE DEVELOPMENT PLAN
REVIEW
ADMINISTRATIVE CYCLE – SEPTEMBER 2020**

Dear Applicant:

Your request for a Minor Amendment to a previously approved Site Development Plan Review (SDR-78252) TO ALLOW A 2,945 SQUARE-FOOT BUILDING ADDITION on 20.04 acres at 3900 East Bonanza Road (APN 140-30-401-011), C-V (Civic) Zone, Ward 3 (Diaz).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. Conformance to the Conditions of Approval for Plot Plan Review (Z-0073-86), Rezoning and Plot Plan Review (Z-0073-86(6)), Rezoning and Plot Plan Review (Z-0076-96(1)), Site Development Plan Review (SDR-13496), Site Development Plan Review (SDR-49916), Variance (VAR-78251), and Site Development Plan Review (SDR-78252) shall be required, if approved, except as amended herein.
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. This approval is a minor amendment to, and shall run concurrently with, the approval for Site Development Plan Review (SDR-78252). No further action is needed, as this approval is extended, exercised or expired with SDR-78252.
4. All development shall be in conformance with the site plans and floor plans date stamped on 08/12/20 and 09/21/20 and the building elevations date stamped on 08/12/20, except as amended by conditions herein.

5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
7. 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.
8. 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.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

10. Per Condition #10 of Site Development Plan Review (SDR-78252), the existing school flasher on Bonanza Road at Honolulu Street shall be replaced with a Rectangular Rapid Flashing Beacon (RRFB) system prior to the opening of Phase 2. The City Traffic Engineer may defer this requirement to a future phase.
11. Per Condition #15 of Site Development Plan Review (SDR-78252), concurrent with the development of Phase 2, the sidewalks along Bonanza Road and Harris Avenue adjacent to this site shall meet Public Right-of-Way Accessibility Guidelines (PROWAG) in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site. Grant any Pedestrian Access Easements needed to complete this requirement.
12. There shall be an administrative review by the Department of Public Works 60 days after the opening for each phase to insure compliance with the approved Traffic Impact Analysis as it relates to the school pick-up and drop-off plan and the overall school operations. If significant traffic issues arise prior this date, the City Traffic Engineer may require a review sooner than this 60-day period. Corrections for any non-compliance must be completed by the applicant within 60 days of written notice from the City.

T A LAS VEGAS 3900 B E, LLC
20-0128-SDR1 - Page Three
September 22, 2020

13. Comply with the approved Technical Drainage Study (DS-5283).
14. Comply with all previous conditions of approval for Site Development Plan Review (SDR-78252) and all other site-related actions.

This action by the Department of Planning staff on **September 22, 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,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl:clb

cc: Mr. John Lopeman
8985 South Eastern Avenue, Suite #220
Las Vegas, Nevada 89123