



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY
CEDRIC CREAR
BRIAN KNUDSEN
VICTORIA SEAMAN
OLIVIA DÍAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

April 9, 2020

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

**RE: SDR-78390 [PRJ-78389] – ADMINISTRATIVE SITE
DEVELOPMENT PLAN REVIEW
ADMINISTRATIVE CYCLE – APRIL 2020**

Dear Mr. Pace:

Your request for a Minot Site Development Plan Review FOR THREE PROPOSED TEMPORARY MODULAR BUILDINGS TO HOUSE A PUBLIC OR PRIVATE SCHOOL, PRIMARY AND SECONDARY USE DURING CONSTRUCTION at 5730 West Alexander Road (APN 138-01-401-005), U (Undeveloped) Zone, [ML (Medium Low Density Residential) General Plan Designation], Ward 5 (Crear) [PRJ-78389] 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 Waiver (WVR-67370), Variance (VAR-65909), Variance (VAR-66310), Special Use Permit (SUP-65910), Special Use Permit (SUP-65911), and Site Development Plan Review (SDR-65912) shall be required, except as amended herein.
2. The temporary modular classrooms shall be in place for no longer than 24 months from the date of this approval.
3. 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.
4. All development shall be in conformance with the site plan date stamped 03/25/20, except as amended by conditions herein.

Mr. Brent Pace
Boyer FAVL, LC
SDR-78390 [PRJ-78389] – Page Two
April 9, 2020

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

Public Works

9. Prior to the issuance of permits, pay sewer connection fees for the additional student capacity, as determined by the City of Las Vegas, for the proposed portable classrooms.
10. If the number of student enrollment increases beyond 750 students, 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.
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 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 Plot Plan Review SDR-65912.

Mr. Brent Pace
Boyer FAVL, LC
SDR-78390 [PRJ-78389] – Page Three
April 9, 2020

This action by the Department of Planning staff on **April 9, 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,

A handwritten signature in black ink, appearing to read "Nicoel Eddowes". The signature is fluid and cursive, with a long horizontal stroke at the end.

Nicoel Eddowes
Senior Planner
Case Planning Division

NE:clb

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

Mr. Franklin "Mack" Knight
3DMG, LLC
5606 South Eastern Avenue, Suite C
Las Vegas, Nevada 89119