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DEPARTMENT OF PLANNING

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March 24, 2021

Mr. Jeremy Stone
Toll South LV, LLC
1140 Town Center Drive, Ste. 250
Las Vegas, Nevada 89144

Re: 21-0087-CRG1 - CITY REFERRAL GROUP

Dear Mr. Stone:

Your request for a City Referral Group Site Development Plan Review FOR A PROPOSED RECREATION AREA DEVELOPMENT on 0.34 acres at 267 Gandara Street (APN 137-26-213-069), P-C (Planned Community) Zone, Ward 2 (Seaman) was APPROVED by the City Referral Group at its regular meeting on Wednesday, March 24, 2021.

This approval is subject to the following conditions:

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 02/24/21, 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 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, and 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.

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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. Comply with the approved drainage study update.
8. Comply with all previous conditions of approval for Summerlin Village 21 Parcel C & D Phase 1 Final Map, FMP-78108, and all other site related actions.

This administrative action by the City Referral Group on March 24, 2021 is final unless a written appeal is filed with the Director of the Department of Planning within ten (10) days of the date of the City Referral Group's decision.

Sincerely,



Eric McCammond
Senior Management Analyst
Department of Planning
Case Planning Division

EM:nl

cc:

Ms. Amber Dolce
RCI Engineering
500 S. Rancho Drive, Ste. 17
Las Vegas, Nevada 89106