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DEPARTMENT OF PLANNING

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cityoflasvegas  
lasvegasnevada.gov

May 12, 2021

Ms. Jeanette Jeffery  
Greystone Nevada, LLC  
9275 West Russell Road, Suite #400  
Las Vegas, Nevada 89148

**Re: 21-0140-CRG1 - CITY REFERRAL GROUP**

Dear Ms. Jeffery:

The City Referral Group at a regular meeting held on **May 12, 2021 APPROVED** a request for a Site Development Plan Review FOR A PROPOSED RECREATION AREA DEVELOPMENT on 6.52 acres on the south side of Crossbridge Drive, approximately 2,700 feet south of Suncreek Drive (APN 164-04-517-016), P-C (Planned Community) Zone, Ward 2 (Seaman).

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 04/08/21, 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.
6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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**Public Works**

8. Prior to the issuance of any permits, verify that the 6-inch sewer lateral provided to this site through Summerlin Village 24 Parcel FGH Unit 1 is sufficient to handle the uses indicated by the site plan. If a kitchen or restaurant are provided with the purpose of preparing or serving food, coordinate with the Environmental Compliance and Enforcement staff of the Department of Public Works to locate any required grease interceptor and sand/oil interceptors at an acceptable location prior to submittal of sewer-related plans. Comply with the recommendations and requirements of the Environmental Compliance and Enforcement staff prior to issuance of permits. The team may be contacted at 702-229-2338 or emailed at [ece@lasvegasnevada.gov](mailto:ece@lasvegasnevada.gov).
9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
10. Comply with all previous conditions of approval for Summerlin Village 24 Parcel FGH Unit 1 Final Map (FMP-78678), the Summerlin Village 24 Parcel FGH Tentative Map (TMP-76536) and any other site related actions.

This administrative action by the City Referral Group on May 12, 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,



Courey Stewart  
Planner II  
Department of Planning  
Case Planning Division

CS:clb

cc: Ms. Amber Dolce  
RCI Engineering  
500 South Rancho Drive, Suite #17  
Las Vegas, Nevada 89106