



March 22, 2017

Mr. Jeff Stevens
Ryland Homes Nevada, LLC
8925 West Russell Road, Suite #200
Las Vegas, Nevada 89148

**LAS VEGAS
CITY COUNCIL**

Carolyn G. Goodman
Mayor

Steven D. Ross
Mayor Pro Tem
Lois Tarkanian
Ricki Y. Barlow
Stavros S. Anthony
Bob Coffin
Bob Beers

Elizabeth N. Fretwell
City Manager

Re: CRG-68412 [PRJ-68158] - CITY REFERRAL GROUP

Dear Mr. Stevens:

Your request for a Summerlin Site Development Plan Review FOR A PROPOSED 202-UNIT SINGLE FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 18.56 acres at the southeast corner of Fox Hills Drive and Far Hills Avenue (APN 137-27-717-001), P-C (Planned Community) Zone [MF2 (Medium Density Multi-Family) Summerlin Special Land Use Designation], Ward 2 (Beers) [PRJ-68158], was considered by the City Referral Group on Wednesday, March 22, 2017.

The City Referral Group **APPROVED** your request subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Tentative Map (TMP-64465) shall be required, if approved.
2. Conformance to the Conditions of Approval outlined in the Summerlin Design Review Committee letter date stamped 12/16/16 shall be required, if approved.
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 and landscape plan, date stamped 02/23/17 and building elevations, date stamped 01/09/17, 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. The standards for this development shall conform to Summerlin Development Standards for the Medium Density Multi-Family (MF-2) district, which require a 20-foot setback from all exterior property lines of the development and 10 feet between buildings.

CITY HALL
495 S. MAIN ST.
LAS VEGAS, NV 89101
702.229.6011
TTY 711



cityoflasvegas
lasvegasnevada.gov



Mr. Jeff Stevens
Ryland Homes Nevada, LLC
CRG-68412 [PRJ-68158] - Page Two
March 22, 2017

8. 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 as Final Map submittal. 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.
9. No turf shall be permitted in the non-recreational common areas, such as medians and amenity zones in this development.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

12. All lots shall have independent connections to the public sewer system. Grant Public Sewer Easements for the proposed motor courts acceptable to the Sanitary Sewer Planning Section of the Department of Public Works.
13. Site development to comply with all applicable conditions of approval for the Santa Rosa Townhomes - Summerlin Village 23B Parcel AA Tentative Map (TMP-64465), SV-0018-01, Z-0119-96, FMP-67758 and all other applicable site-related actions.

This action by the City Referral Group on March 22, 2017 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,



Steven Swanton, AICP
Senior Planner
Department of Planning
Case Planning Division

SS:clb

cc: Mr. Chris Thompson
RCI Engineering
4325 Dean Martin Drive, Suite #300
Las Vegas, Nevada 89103