



May 11, 2017

**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

**DEPARTMENT OF
PLANNING**

Thomas A. Perrigo
Director

DEVELOPMENT
SERVICES CENTER
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301
702.474.0352 | FAX
TTY 711



Mr. Doug Metzler
Crossing Business Center 4 LLC
444 South Flower Street
Los Angeles, California 90071

Re: CRG-70246 [PRJ-67952] - CITY REFERRAL GROUP

Dear Mr. Stevens:

Your request for a Minor Amendment of an approved Site Development Plan Review (SV-0045-95) FOR A PROPOSED EXPANSION TO AN EXISTING PARKING LOT on 2.04 acres located on the northeast corner of Desert Crossing Court and Covington Cross Drive (APN 138-30-113-024), PC (Planned Community) Zone, Ward 2 (Beers) [PRJ-67952], was considered by the City Referral Group on Wednesday, May 10, 2017.

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

Planning

1. Conformance to the Conditions of Approval outlined in the Summerlin Site Development Plan Review (SV-0045-95) shall be required, except where amended herein.
2. Conformance to the Conditions of Approval outlined in the Summerlin Non-Residential Design Review Committee letter date stamped 04/26/17 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, landscape plan, and building elevations, date stamped 05/02/17, 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. 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.
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

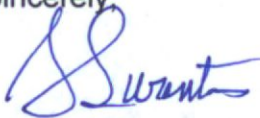
10. Correct all Americans with Disabilities Act (ADA) deficiencies on the sidewalks adjacent to this site in accordance with code requirements of Title 13.56.040 to the satisfaction of the City Engineer concurrent with development of this site.
11. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
12. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. No structures and no trees or vegetation taller than three feet shall be allowed within the existing public sewer easement as shown on the approved site plan.

Mr. Doug Metzler
Crossing Business Center 4 LLC
CRG-70246 [PRJ-67952] - Page Three
May 11, 2017

13. 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.
14. Site development to comply with all applicable Summerlin Development and Improvement Standards.

This action by the City Referral Group on May 10, 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:nl

cc:

Mr. Barrett Powley
E Studio Vegas
241 W. Charleston Blvd.
Las Vegas, Nevada 89102