



June 28, 2017

**LAS VEGAS
CITY COUNCIL**

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Mayor

Steven D. Ross
Mayor Pro Tem

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Bob Beers

Elizabeth N. Fretwell
City Manager

Mr. Patrick Batte'
City of Las Vegas
Department of Public Works
333 North Rancho Drive, 9th Floor
Las Vegas, Nevada 89106

Re: CRG-70653 [PRJ-70589] - CITY REFERRAL GROUP

Dear Mr. Batte':

Your request for a Site Development Plan Review FOR A PROPOSED DETACHED ACCESSORY STRUCTURE IN AN EXISTING PUBLIC FACILITY on 15.91 acres at 103 North Pavilion Center Drive (APN 137-35-501-004), PC (Planned Community) Zone, Ward 2 (Beers) [PRJ-70589], was considered by the City Referral Group on June 28, 2017.

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval outlined in the Summerlin Site Development Plan Review (SV-0026-97) 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 04/17/17 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 05/23/17, 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.

CITY HALL
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cityoflasvegas
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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. Meet with the Flood Control Section of the Department of Public Works for assistance with establishing finished floor elevations and drainage paths for this site prior to submittal of construction plans, the issuance of any building or grading permits, or the submittal of a map for this site, whichever may occur first. Provide and improve all drainage ways as recommended.

This action by the City Referral Group on June 28, 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 & Public Planning Division

SS:clb