



June 28, 2017

**LAS VEGAS
CITY COUNCIL**

Carolyn G. Goodman
Mayor

Steven D. Ross
Mayor Pro Tem

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Stavros S. Anthony

Bob Coffin
Bob Beers

Elizabeth N. Fretwell
City Manager

Mr. Dustin Manning
PN II, Inc.
7255 South Tenaya Way, Suite #200
Las Vegas, Nevada 89113

Re: CRG-70808 [PRJ-70671] - CITY REFERRAL GROUP

Dear Mr. Manning:

Your request for a Site Development Plan Review FOR A PROPOSED PARK on a portion of 48.29 acres located on the northwest corner of Organic Drive and Raywood Ash Drive (APN 137-13-113-001 and 137-14-510-122), PC (Planned Community) Zone, Ward 4 (Anthony) [PRJ-70671], 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 Non-Residential Design Review Committee letter date stamped 04/24/17 shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan date stamped 06/26/17, and building elevations date stamped 05/31/17, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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



cityoflasvegas
lasvegasnevada.gov

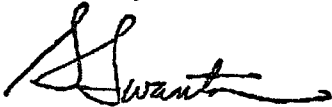


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6. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground 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.
7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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

cc: Ms. Cindie Gee
GCW, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146