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June 27, 2018

Ms. Julie Cleaver  
The Summerlin Council  
10801 West Charleston Boulevard  
Las Vegas, Nevada 89135

**Re: CRG-73461 [PRJ-73378] - CITY REFERRAL GROUP**

Dear Ms. Cleaver:

The City Referral Group at a regular meeting held on June 27, 2018 voted to **APPROVE** request for a Summerlin Site Development Plan Review FOR A PROPOSED PARK on 11.20 acres on the north side of Crossbridge Drive, approximately 280 feet west of Sky Vista Drive (APNs 137-34-419-001 and a portion of 137-33-810-001), P-C (Planned Community) Zone [COS (Community Open Space) and SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Seroka) [PRJ-73378].

This approval is subject to the following conditions:

**Planning**

1. All site lighting shall be downward directed and shall not spill out onto adjacent properties or project above the horizontal plane of the light source.
2. Conformance to the Summerlin Development Standards as applicable.
3. All development shall be in conformance with the site plan, landscape plan and building elevations date stamped 05/21/18, 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.
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. **The technical landscape plan shall be in substantial conformance with the conceptual site plan.**

Ms. Julie Cleaver  
The Summerlin Council  
CRG-73461 [PRJ-73378] – Page Two  
June 27, 2018

7. A revised conceptual landscape plan shall be submitted to the Department of Planning prior to submittal of an application for building permit.
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. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage study update.
11. Comply with all applicable conditions of approval for the Stonebridge Unit 3 Final Map (FMP-62680), the Tentative Map (TMP-57325) and any other site related actions.

This action by the City Referral Group on June 27, 2018 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,



Steve Swanton  
Senior Planner  
Department of Planning  
Case Planning Division

SS:clb

cc: Ms. Jennifer Veras  
GCW, Inc.  
1555 South Rainbow Boulevard  
Las Vegas, Nevada 89135