



**LAS VEGAS
CITY COUNCIL**

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Mayor Pro Tem

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SCOTT D. ADAMS
City Manager

October 9, 2018

Mr. Louis Capone
Hotspur Resorts Nevada LTD
221 N. Rampart Blvd.
Las Vegas, Nevada 89145

Re: CRG-74460 [PRJ-74091] - CITY REFERRAL GROUP

Dear Ms. Greer:

The City Referral Group at a regular meeting held on October 9, 2018 voted to **APPROVE** request for a Minor Amendment of an approved Plot Plan Review (U-0054-96) FOR A PROPOSED 140,428 SQUARE-FOOT BUILDING ADDITION TO AN EXISTING 350,872 SQUARE-FOOT PARKING GARAGE on 39.99 acres at 221 North Rampart Boulevard (APN 138-29-401-011), PC (Planned Community) Zone, Ward 2 (Seroka) [PRJ-74091].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Rezoning (Z-0044-87); Special Use Permit and Summerlin Site Development Plan Review (U-0054-96); and City Referral Group (CRG-45182) shall be required, except as amended herein.
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, landscape plan, and building elevations, date stamped 08/30/18, except as amended by conditions herein.
4. All necessary building permits shall be obtained and final inspections shall be completed in compliance with Summerlin Development Standards, 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.

**DEVELOPMENT
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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.

Public Works

9. Prior to the issuance of permits, grant a Bus Shelter Pad Easement in conformance with Standard Drawing #234.2 for the existing bus stop on Rampart Boulevard adjacent to this site unless the Regional Transportation Commission (RTC) acknowledges in writing that this easement is not required.
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 the issuance of any grading or building permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study.
11. Site development to comply with all applicable conditions of approval for U-0054-96 and all other applicable site-related actions.

This action by the City Referral Group on October 9, 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,



Nicole Eddowes
Senior Planner
Department of Planning
Case Planning Division

NE:nl

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c.c.:

Mr. Arnie Martinez
Leo A. Daly
3763 Howard Hughes Parkway
Las Vegas, Nevada 89169