



**LAS VEGAS
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cityoflasvegas
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October 24, 2018

Summerlin Hospital Medical Center
657 North Town Center Drive
Las Vegas, Nevada 89144

Re: CRG-74741 [PRJ-74740] - CITY REFERRAL GROUP

Dear Applicant:

The City Referral Group at a regular meeting held on October 24, 2018 voted to **APPROVE** request for a Minor Amendment of an approved Site Development Plan Review (SV-0014-96) FOR A PROPOSED 3,200 SQUARE-FOOT STORAGE BUILDING on 31.41 acres at 657 North Town Center Drive (APN 137-25-613-005), PC (Planned Community) Zone, Ward 2 (Seroka) [PRJ-74740].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Site Development Plan Review (SV-0014-96) 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, landscape plan, and building elevations, date stamped 10/17/18, 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.

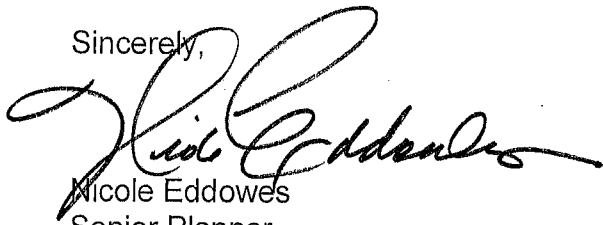
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. 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 drainageways recommended in the approved drainage study update.
10. Comply with all applicable conditions of approval for Site Development Plan Review SV-0014-96 and any other 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:clb

cc: Ms. Moriah Curran
10Nine Design Group
801 Las Vegas Boulevard South, Suite #150
Las Vegas, Nevada 89101