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CITY COUNCIL**

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cityoflasvegas
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CORRECTED LETTER

January 26, 2021

Mr. Michael Shohet
SGI Parkway West, LLC
3145 St. Rose Parkway
Henderson, Nevada 89052

Re: 21-0815-CRG1 - CITY REFERRAL GROUP

Dear Shohet:

The City Referral Group at a regular meeting held on **January 26, 2022** **APPROVED** your request for a Summerlin Site Development Plan Review FOR A PROPOSED 52,000 SQUARE-FOOT COMMERCIAL DEVELOPMENT CONSISTING OF TWO, TWO-STORY, 35-FOOT TALL STRUCTURES on 3.53 acres on the northeast corner of Center Crossing Road and Desert Crossing Court (APN 138-19-419-009), P-C (Planned Community) Zone [EC (Employment Center) Summerlin Special Land Use Designation], Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

1. 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.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 12/16/21, except as amended by conditions herein.
3. 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.
4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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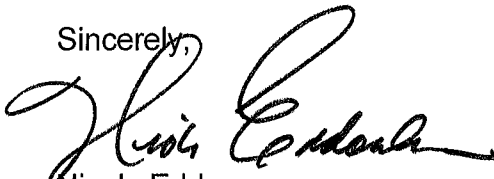
5. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time application is made for a building permit. A permanent underground sprinkler system is required, and shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
6. 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.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. No structures, and no trees or vegetation taller than three-feet shall be allowed within any of the existing Public Sewer Easements located on this site.
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.

This administrative action by the City Referral Group on January 26, 2022 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

CORRECTED LETTER

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NE:nl/ew

cc:

Mr. Tony Celeste
Kaempfer Crowell
1980 Festival Plaza Drive
Las Vegas, Nevada 89135