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November 23, 2022

S. Hayden
City of Las Vegas Dept. of Public Works
495 South Main Street
Las Vegas, Nevada 89101

RE: 22-0486-CRG1 - CITY REFERRAL GROUP

Dear Applicant:

The City Referral Group at a regular meeting held on **November 23, 2022** **APPROVED** your request FOR A PROPOSED AQUATIC CENTER TO INCLUDE A 12,600 SQUARE-FOOT POOL AND A 8,533 SQUARE-FOOT BUILDING FOR A COMMUNITY RECREATIONAL FACILITY (PUBLIC) USE on 15.91 acres located at 103 North Pavilion Drive (APN 137-35-501-004), P-C (Planned Community) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

1. Conformance to the Summerlin Development Standards as applicable.
2. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 10/17/22, 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.
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

7. Prior to the issuance of permits, contact sewer billing to determine the cost, if any, for the increased capacity requirement. If it is determined that this addition requires an increase in sewer fees, comply with the regulations governing sewer fees for connection and usage.
8. A Traffic Impact Analysis or other information acceptable to City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first.
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 November 23, 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
Community Development Coordinator
Case Planning Division

NE:nl