



**Legal Notices Transmittal and Scanning Separator Sheet**

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**Legal Notice Type: Action Letter**

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Meeting Date:

Meeting Type: Administrative <=>

Date of Letter: 6/23/2010

Case Number(s): CRG-38368 <=>

Subject of Notice: Mr. David Steinman Sun City Summerlin Home Association 9107 Del Webb Boulevard  
Las Vegas, Nevada 89134 <=>

Record Series: Legal Notices

LRDA Number: 2007-1717

Retention: Permanent

File By: Meeting Date

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Prepared By: gleavitt

Scanned By: **SCANNED**

QC By: FEB - 6 2012

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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June 23, 2010

Mr. David Steinman  
Sun City Summerlin Home Association  
9107 Del Webb Boulevard  
Las Vegas, Nevada 89134

**Re: CRG-38368 - CITY REFERRAL GROUP**

Dear Mr. Steinman:

Your request for a Summerlin Site Development Plan Review for a Summerlin Site Development Plan Review FOR A PROPOSED 7,808 SQUARE-FOOT PUBLIC FACILITY (FIRE STATION) on 0.84 acres at the northeast corner of Sundial Drive and Del Webb Boulevard (APN 138-18-713-001), P-C (Planned Community) Zone, Ward 4 (Anthony), was considered by the City Referral Group on June 16, 2010.

The City Referral Group **APPROVED** your request subject to the following:

### Planning & Development

1. This approval shall be void two years from the date of final approval, unless a building permit has been issued for the principal building on the site. 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 05/26/10, except as amended by conditions herein.
3. Prior to occupancy, 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 Building and Safety Department.
4. These Conditions of Approval shall be affixed to the cover sheet of the 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.
6. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
7. The mechanical screen wall surrounding the proposed generator is to be aesthetically compatible with that of the proposed fire station.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross  
Ricki Y. Barlow  
Stavros S. Anthony  
City Manager  
Elizabeth N. Fretwell



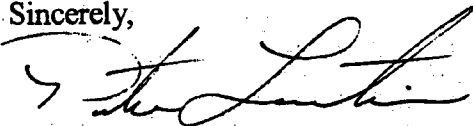
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. Parking lot lighting standards shall be no more than 30 feet in height and shall utilize downward-directed lights with full cut-off luminaries. Lighting on the exterior of buildings shall be shielded and shall be downward-directed. Non-residential property lighting shall be directed away from residential property or screened, and shall not create fugitive lighting on adjacent properties.
10. 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.
11. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

**Public Works**

12. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
13. Unless otherwise allowed by the City Engineer, the submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the issuance of any permits for this site.
14. Site development to comply with all applicable Summerlin Development and Improvement Standards.

This action by the City Referral Group on June 16, 2010 is final unless a written appeal is filed with the Director of the Planning and Development Department within ten days of the date of the City Referral Group's decision.

Sincerely,



Peter Lowenstein, AICP  
Planning Supervisor  
Public Planning Division

PL:clb

cc: Mr. Sam Tolman  
City of Las Vegas  
400 Stewart Avenue  
Las Vegas, Nevada 89101