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June 26, 2014

CORRECTED LETTER

Mr. Jim Kieckhafer
Las Vegas Residential Opportunity Fund II, LLC
6201 Oak Canyon Road, Suite 250
Irvine, California 92618

Re: CRG-54294[PRJ-53847] - CITY REFERRAL GROUP

Dear Mr. Hansen:

Your request for a MINOR AMENDMENT OF AN APPROVED SUMMERLIN SITE DEVELOPMENT PLAN REVIEW (SV-017-99) TO CONSTRUCT PHASE II CONSISTING OF 19 BUILDINGS WITH 103 UNITS, MINOR FAÇADE CHANGES AND REVISED FLOOR PLANS on a portion of 12.7 acres at 9151 Canyon Run Drive (APNs 138-29-413-018 et al), P-C (Planned Community) Zone, Ward 2 (Beers) [PRJ-53847], considered by the City Referral Group on Wednesday, June 25, 2014.

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

Department of Planning

1. This approval shall be void two years from the date of final approval, unless exercised pursuant to the provisions of LVMC Title 19.18. An Extension of Time may be filed for consideration by the City of Las Vegas.
2. Conformance to Summerlin Community Deviation (SCD-0002-02), except as amended by this application.
3. All development shall be in conformance with the site plan and building elevations, date stamped 05/22/14 and 06/10/14, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. An Exception is approved to allow 38 trees, where 46 are required along the south perimeter.
7. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets.
8. All utility boxes exceeding 27 cubic feet in size shall meet the standards of LVMC Title 19.12.040.
9. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
333 NORTH RANCHO DRIVE
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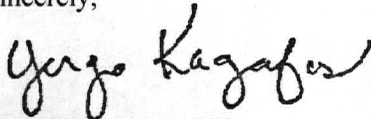
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Public Works

10. The applicant shall coordinate with the City Surveyor to determine the extent of amendments to existing recorded Final Maps, if any, for differences between the recorded maps and proposed floor plans. The mapping action shall be completed and recorded prior to the issuance of any building permits.
11. 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.
12. Site Development to comply with all applicable conditions of approval for SV-017-99 and all other applicable site-related actions.

This action by the City Referral Group on June 25, 2014 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,



Yorgo Kagafas, AICP
Senior Planner
Department of Planning
Case Planning Division

YK:nl

cc:

Mr. Peter F. Gormley
450 Fremont Street
Las Vegas, Nevada 89101