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DEPARTMENT OF PLANNING

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cityoflasvegas  
lasvegasnevada.gov

August 26, 2020

Mr. Kevin Orrock  
Howard Hughes Company, LLC  
10845 Griffith Peak Drive, Suite #160  
Las Vegas, Nevada 89135

**Re: 20-0093-CRG1 - CITY REFERRAL GROUP**

Dear Mr. Orrock:

The City Referral Group at its regular meeting on August 26, 2020 **APPROVED** a Summerlin Land Use Entitlement project request for a Summerlin Site Development Plan Review FOR A THREE-STORY 92,100 SQUARE-FOOT MINI STORAGE FACILITY on 6.33 acres at the southeast corner of Redpoint Drive approximately 321 feet east of Carriage Hill Drive (APN 137-26-212-006), P-C (Planned Community) Zone, 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 landscape plan and building elevations date stamped on 07/24/20 and the site plan date stamped on 08/24/20, 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. A Comprehensive Construction Staging Plan shall be submitted to the Department of Planning for review and approval prior to the issuance of any building permits. The Construction Staging Plan shall include the following information: Design and location of construction trailer(s); design and location of construction fencing; all proposed temporary construction signage; location of materials staging area; and the location and design of parking for all construction workers.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

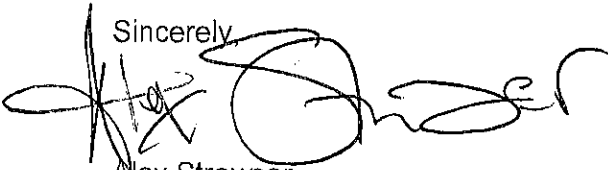
#### **Public Works**

9. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or submittal of any construction drawings, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
10. Comply with all applicable conditions of approval for the Summerlin Village 21 Tentative Map, TMP 73332, and all other site related actions.

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This administrative action by the City Referral Group on August 26, 2020 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,

A handwritten signature in black ink, appearing to read "Alex Strawser". The signature is stylized with a large, looped "A" and a cursive "S".

Alex Strawser  
Planner II  
Department of Planning  
Case Planning Division

AS:clb

cc: Mr. Eric Midby  
Ms. Libby Taff  
The Midby Companies  
8275 South Eastern Avenue, Suite #103  
Las Vegas, Nevada 89123

Mr. Russell Rowe  
Rowe Law Group  
7435 South Eastern Avenue, Suite #510  
Las Vegas, Nevada 89123