



July 11, 2018

**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY

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STEVEN G. SEROKA

MICHELE FIORE

CEDRIC CREAR

SCOTT D. ADAMS
City Manager

Ms. Julie Cleaver
Howard Hughes Company LLC
10801 West Charleston Boulevard
Las Vegas, Nevada 89135

Re: CRG-73667 [PRJ-73616] - CITY REFERRAL GROUP

Dear Ms. Cleaver:

The City Referral Group at a regular meeting held on June 27, 2018 voted to **APPROVE** request for a Site Development Plan Review FOR A PROPOSED 24,340 SQUARE-FOOT POLICE SUB-STATION on a portion of 324.03 acres on Carriage Hill Drive 1,150 feet north of Far Hills Avenue (APN 137-26-101-001), PC (Planned Community) Zone, Ward 2 (Seroka) [PRJ-73616].

This approval is subject to the following conditions:

Planning

1. Conformance to the Conditions of Approval for Master Development Plan Review (MDR-72778) shall be required, if approved.
2. 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.
3. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 06/28/18, except as amended by conditions herein.
4. 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.
5. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
6. 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.

**DEVELOPMENT
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7. 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.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Per Condition #9 of Master Development Plan Review (MDR-72778), provide a minimum of two lanes of paved legal access prior to occupancy of this site.
10. 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 drainage ways 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.
11. Comply with all applicable conditions of approval for MDR-72778 and any other site related actions.

This action by the City Referral Group on July 11, 2018 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,



Jonathan Boyles
Senior Planner
Department of Planning
Case Planning Division

JB:nl

cc:

Mr. Craig Lucas
KGA Architecture
9075 West Diablo Drive, Ste. 300
Las Vegas, Nevada 89148