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DEPARTMENT OF PLANNING

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November 10, 2021

Mr. Vincent Esposito
Howard Hughes Company, LLC
10845 Griffith Peak Drive
Las Vegas, Nevada 89135

Re: 21-0626-CRG1 - CITY REFERRAL GROUP

Dear Mr. Esposito:

The City Referral Group at a regular meeting held on **November 10, 2021** **APPROVED** you request for possible action on a on a Land Use Entitlement project request FOR A PROPOSED PARK on 0.93 acres at the southeast corner of Red Pass Drive and Desert Foothills Drive (APN 137-23-410-004), P-C (Planned Community) Zone [COS (Community Open Space) Summerlin Special Land Use Designation)], 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 site plan and landscape plan date stamped 10/12/21, 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, which 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.

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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

8. The proposed improvements and landscaping shall be designed and located as to not interfere with Site Visibility Restriction Zones (SVRZ) for the intersection of Desert Foothills Drive and Red Pass Drive.

This administrative action by the City Referral Group on November 10, 2021 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,



Nicoel Eddowes
Senior Planner
Department of Planning
Case Planning Division

NE:clb

cc: Ms. Jennifer Veras
GCW, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146