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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: 21-0633-CRG1 - CITY REFERRAL GROUP

Dear Mr. Esposito:

The City Referral Group at a regular meeting held on **November 10, 2021** **APPROVED** your request for possible action on a Land Use Entitlement project request FOR A PROPOSED VILLAGE 22 KESTREL CREEK ARROYO on 7.51 acres on property located south of Lake Mead Boulevard, between Kettle Ridge Drive and Desert Foothills Drive (APN 137-14-410-013), 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. Conformance to the requirements and conditions of the Summerlin Non-Residential Design Review Committee letter dated 09/16/21.
3. All development shall be in conformance with the landscape plan and building elevations date stamped 10/12/21, 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.

Mr. Vincent Esposito
Howard Hughes Company, LLC
21-0633-CRG1 - Page Two
November 10, 2021

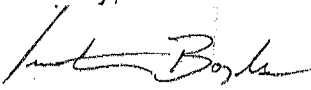
7. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
8. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

9. Relocate the access to Desert Foothills Drive as far south as possible to align with the pedestrian crossing at a location acceptable to the City Traffic Engineer.
10. The submitted Drainage Plan and Technical Drainage Study (DS-5489) must be accepted by the Department of Public Works prior to the issuance of any permits.
11. Comply with all previous conditions of approval of the Summerlin Village 22 Tentative Map (TMP-75103) and the Summerlin West Village 22 Final Map (FMP-77968).

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,



Jonathan Boyles
Senior Planner
Department of Planning
Case Planning Division

JB:clb

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