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December 9, 2021

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

Re: 21-0717-CRG1 - CITY REFERRAL GROUP

Dear Mr. Esposito:

The City Referral Group at an administrative review meeting held on **December 8, 2021 APPROVED** a Minor Amendment to Summerlin Site Development Plan Review (CRG-78649) FOR VILLAGE 21 REDPOINT ARROYO PHASE TWO on 9.66 acres at the northeast corner of Redpoint Drive and Fox Hill Drive (APNs 137-27-515-001 and 137-27-510-002), P-C (Planned Community) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

1. Conformance to the Summerlin Development Standards as applicable.
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 and building elevations date stamped 11/15/21 and landscape plan date stamped 12/07/21, 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.

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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. Construct a pedestrian connection to Redpoint Drive opposite the Village 25 Parcel E entrance. Additionally, construct ramps to cross Redpoint Drive at that entrance, preferably on the west side.
10. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
11. This site shall connect to the public sewer in Redpoint Drive.
12. Site development to comply with all applicable conditions of approval for Summerlin Village 21 (TMP-73332), Summerlin Village 25 (TMP-76354), CRG-78277 and all other applicable site-related actions.

This administrative action by the City Referral Group on December 9, 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,



Steven Swanton
Senior Planner
Department of Planning
Case Planning Division

SS:clb

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