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DEPARTMENT OF PLANNING

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cityoflasvegas
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December 18, 2019

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

Re: CRG-77901 [PRJ-77710] - CITY REFERRAL GROUP

Dear Mr. Esposito:

The City Referral Group at a meeting held on December 18, 2019 voted to **APPROVE** your request for a Summerlin Site Development Plan Review FOR A MINI PARK DEVELOPMENT on 1.27 acres on the west side of Ridge Pine Street, approximately 740 feet north of Far Hills Avenue (APNs 137-26-212-007 and 017), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-77710].

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, landscape plan, and building elevations, date stamped 11/20/19, 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.

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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.
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.

This action by the City Referral Group on December 18, 2019 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', with a stylized flourish at the end.

Alex Strawser
Planner I
Department of Planning
Case Planning Division

AS:clb

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