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cityoflasvegas
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May 19, 2020

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

Re: CRG-78649 [PRJ-78644] - CITY REFERRAL GROUP

Dear Mr. Esposito:

The City Referral Group administratively **APPROVED** your request for a for a Summerlin Site Development Plan Review FOR VILLAGE 21 REDPOINT ARROYO PHASE TWO on 9.66 acres at the northeast corner of Redpoint Drive and Fox Hill Drive (APNs 137-22-301-004 and 137-27-510-002), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-78644].

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 04/07/2020, 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, 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.
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

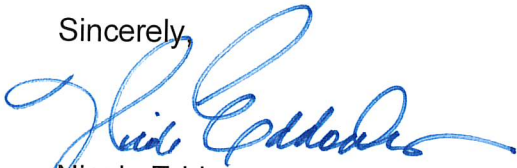
8. Construct a pedestrian ramp on Repoint Drive opposite one of the returns for the driveway for Parcel E of Summerlin Village 25 and provide a sidewalk connection from the path/sidewalk to that ramp.
9. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site. All landscaping 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.
10. An update to the previously approved 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 drainageways recommended in the updated drainage plan/study. Alternatively, 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 drainageways 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.

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11. 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 May 19, 2020 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,



Nicole 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