



**LAS VEGAS
CITY COUNCIL**

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DEPARTMENT OF
COMMUNITY DEVELOPMENT

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June 14, 2023

Howard Hughes Company, LLC
Mr. Vincent Esposito
10845 Griffith Peak Drive, Ste. 160
Las Vegas, Nevada 89135

**Re: 23-0203-CRG1 - CITY REFERRAL GROUP
MEETING DATE: JUNE 14, 2023**

Dear Applicant:

The City Referral Group at a regular meeting held on **June 14, 2023** **APPROVED** your request FOR A PROPOSED 65,340 SQUARE-FOOT COMMUNITY OPEN SPACE USE [PARK] on 1.50 acres located at the southwest corner of Fleet Wing Avenue and North Desert Foothills Drive (APN 137-23-213-001), P-C (Planned Community) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

1. Conformance to the Summerlin Development Standards.
2. Conformance to the requirements and conditions of the Summerlin Non-Residential Design Review Committee letter dated 02/22/23
3. 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.
4. All development shall be in conformance with the site plan, landscape plan, and building elevations, date stamped 05/09/23, except as amended by conditions herein.
5. 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.
6. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
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. Grant Public Pedestrian Access Easements for any public sidewalk that is not within an existing Public Pedestrian Access Easement.
10. Coordinate sewer connection at a size, depth, and location acceptable to the Sanitary Sewer Section of the Department of Public Works.
11. Landscape and maintain all unimproved right-of-way 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.
12. 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.
13. The submitted Drainage Plan and Technical Drainage Study must be 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.

This administrative action by the City Referral Group on **June 14, 2023** is final unless a written appeal is filed with the Director of the Department of Community Development within ten (10) days of the date of the City Referral Group's decision.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:nl

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cc:

Paige Rajczi or Jennfer Veras
1555 South Rainbow Blvd.
Las Vegas, Nevada 89146