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August 19, 2019

Mr. Vincent Esposito
The Howard Hughes Corporation
10845 Griffith Peak Drive, Suite #160
Las Vegas, Nevada 89135

Re: CRG-76932 [PRJ-76931] - CITY REFERRAL GROUP

Dear Mr. Esposito:

The City Referral Group at a regular meeting held on August 19, 2019 voted to **APPROVE** request for a Major Amendment to a previously approved Site Development Plan Review (CRG-68105) FOR A 6,500 SQUARE-FOOT PUMPING STATION WITHIN A PREVIOUSLY APPROVED RESERVOIR AND PUMP STATION on a 15.03 acre portion of a 1,817.05 acre parcel located north-northwest of the future intersection of Far Hills Avenue and Sky Vista Drive (APN 137-22-000-017), PC (Planned Community) Zone, Ward 2 (Seaman) [PRJ-76931].

This approval is subject to the following conditions:

Planning

1. Conformance with the Summerlin Development Standards.
2. Conformance with the Summerlin Non-Residential Design Review Committee (SNRDRC), Review and Conditional Approval for the 4125 Zone Pumping Station in Summerlin West dated July 23, 2019.
3. Conformance to the Conditions of Approval for Rezoning (Z-0119-96) and Site Development Plan Review (CRG-68105) shall be required.
4. 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.
5. All development shall be in conformance with the site plan and building elevations, date stamped 04/05/17 except as amended by conditions herein.
6. 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.
7. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.

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8. 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. The technical landscape plan shall include the architectural style and landscape materials of the Village/District in which the reservoir site resides.
9. 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.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

11. Upon completion of the adjacent infrastructure, the proposed parcel entry shall be relocated to comply with the submitted Traffic Impact Analysis.
12. Site development to comply with all applicable conditions of approval for CRG-68105 and all other applicable site-related actions.

This action by the City Referral Group on August 14, 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,



Nicole Eddowes
Sr. Planner
Department of Planning
Case Planning Division

NE:clb

cc: Mr. Dennis Panards
SH Architecture
7250 Peak Drive, Suite #216
Las Vegas, Nevada 89128