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September 19, 2019

Mr. Kevin T. Orrock
The Howard Hughes Corporation
10845 Griffith Peak Drive, Suite #160
Las Vegas, Nevada 89135

Re: CRG-77185 [PRJ-77043] - CITY REFERRAL GROUP

Dear Mr. Orrock:

The City Referral Group at a meeting held on September 19, 2019 voted to **APPROVE** your request for a Summerlin Site Development Plan Review FOR A 249-LOT SINGLE-FAMILY RESIDENTIAL CONDOMINIUM/TOWNHOME DEVELOPMENT on 19.23 acres at the northeast corner of Redpoint Drive and Carriage Hill Drive (APN 137-26-112-001), P-C (Planned Community) Zone [SFA (Single Family Attached) Special Land Use Designation] PROPOSED: [MF1 (Low Density Multi-Family) Special Land Use Designation], Ward 2 (Seaman) [PRJ-77043].

This approval is subject to the following conditions:

Planning

1. Approval of and conformance to the Conditions of Approval for Summerlin/Sun City Deviation (SCD-77186) and Tentative Map (TMP-77187) shall be required, if approved.
2. Conformance to the requirements and conditions of the Summerlin Design Review Committee addressed in letter dated 09/09/19.
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 stamped 08/27/19 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.

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7. 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.
8. 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.
9. Prior to the submittal of a building permit application, the applicant shall meet with Department of Planning staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
10. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works


11. All landscaping and private improvements installed with this project shall be situated and maintained so as not to create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
12. Concurrent with development, construct off-site sewer pursuant to an approved wastewater collection Systems Master Plan.
13. No trees or landscaping over 3-feet tall shall be allowed in any Public Sewer Easements.
14. Prior to recordation of a Final Map for this site, provide a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.

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15. 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, grading permits or the recordation of a Final Map, 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.
16. Comply with all applicable conditions of approval for the "Highline at Village 21 parcel I" Tentative Map (TMP-77187) and any other site related actions.

This action by the City Referral Group on September 19, 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,



Jason Binks
Planner II
Department of Planning
Case Planning Division

JB:clb

cc: Mr. Dave Cornoyer
Greystone Nevada, LLC
9275 West Russell Road, Suite #400
Las Vegas, Nevada 89149

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