



**LAS VEGAS
CITY COUNCIL**

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City Manager

February 20, 2020

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

Re: CRG-78277 [PRJ-78276] - CITY REFERRAL GROUP

Dear Mr. Esposito:

The City Referral Group administratively **APPROVED** your request for a Summerlin Site Development Plan Review FOR VILLAGE 21 REDPOINT ARROYO PHASE ONE on 8.37 acres at the northwest corner of Redpoint Drive and Carraige Hills Drive (APNs 137-26-112-005 and 006), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-78276].

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 01/29/2020, 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.

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD

DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

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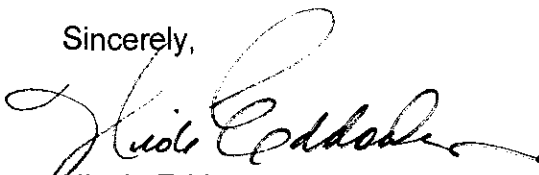
6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. The submitted Drainage Plan and Technical Drainage Study shall be approved prior to the issuance of any permits.
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. Site development to comply with all applicable conditions of approval for Summerlin Village 21 (TMP-73332) and all other applicable site-related actions.

This administrative action by the City Referral Group on February 20, 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