



**LAS VEGAS  
CITY COUNCIL**

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DEPARTMENT OF PLANNING

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DIRECTOR OF  
COMMUNITY DEVELOPMENT

**CITY HALL**

495 S. MAIN ST.  
3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6301 | VOICE  
702.464.2545 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

January 20, 2022

Mr. Brenin Anderson  
PN II, Inc.  
7255 South Tenaya Way, Suite #200  
Las Vegas, Nevada 89113

**RE: 21-0615-MOD1, 21-0615-SCD1, 21-0615-SCD2, 21-0615-SCD3 AND  
21-0615-TMP1  
CITY COUNCIL MEETING OF JANUARY 19, 2022**

Dear Mr. Anderson:

The City Council at a regular meeting held on **January 19, 2022** voted to **APPROVE** the following Land Use Entitlement project requests on 15.69 acres located on the northeast corner of Lake Mead Boulevard and Reverence Parkway (APN 137-14-715-038), P-C (Planned Community) Zone, Ward 4 (Anthony).

- **21-0615-MOD1** - MAJOR MODIFICATION - FROM: MF2 (MEDIUM DENSITY MULTI-FAMILY) TO: SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT)
- **21-0615-SCD1** - SUMMERLIN MAJOR DEVIATION - LOT 11 - TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- **21-0615-SCD2** - SUMMERLIN MAJOR DEVIATION - LOT 12 - TO ALLOW A FIVE-FOOT TO SIX-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- **21-0615-SCD3** - SUMMERLIN MAJOR DEVIATION - LOT 31 - TO ALLOW A SIX-FOOT TO SEVEN-FOOT SETBACK TO THE GARAGE DOOR WHERE THREE TO FIVE FEET OR 18 FEET IS REQUIRED
- **21-0615-TMP1** - TENTATIVE MAP - SUMMERLIN VILLAGE 26 PARCEL L - FOR A 173-LOT SINGLE FAMILY RESIDENTIAL (ATTACHED) SUBDIVISION

**21-0615-MOD1** approval is subject to the following condition:

**Planning**

1. Conformance to the conditions of approval for Development Agreement (DA-0002-93), Major Modification (MOD-12395), Major Modification (MOD-61039) and Minor Modification (MOD-70807) except as amended herein.

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**21-0615-SCD1** approval is subject to the following conditions:

**Planning**

1. Approval and conformance to the Conditions of Approval for Major Modification (21-0615-MOD1) and Tentative Map (21-0615-TMP1) shall be required, if approved.
2. 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.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**21-0615-SCD2** approval is subject to the following conditions:

**Planning**

1. Approval and conformance to the Conditions of Approval for Major Modification (21-0615-MOD1) and Tentative Map (21-0615-TMP1) shall be required, if approved.
2. 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.
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.

Mr. Brenin Anderson

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4. These Conditions of Approval shall be affixed to the cover sheet of any plan set submitted for building permit.
5. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**21-0615-SCD3** approval is subject to the following conditions:

**Planning**

1. Approval and conformance to the Conditions of Approval for Major Modification (21-0615-MOD1) and Tentative Map (21-0615-TMP1) shall be required, if approved.
2. 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.
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. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**21-0615-TMP1** approval is subject to the following conditions:

**Planning**

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.

Mr. Brenin Anderson

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2. Approval of Major Modification (21-0615-MOD1), Summerlin Major Deviation (21-0615-SCD1, SCD2 and SCD3) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
5. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

### **Public Works**

7. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.

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8. Provide a minimum 30-foot wide Public Sewer Easement located within Common Element at the point of connection for the sewer. No trees or landscaping taller than three-feet shall be allowed within Public Sewer Easements.
9. Provide a minimum 12-foot wide paved access to sewer manholes located within common elements.
10. Prior to the submittal of construction drawings for this site, submit 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.
11. Prior to the release of this Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229-2136). The City shall prepare an apportionment report for the per lot assessment of all lots following recordation of the Final Map. An affidavit, signed and notarized by the property owner, may be required if the assessable acreage of the parcel(s) has decreased from previous or the amount of lots either decreases or increases from the Tentative Map.
12. 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.

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13. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.

The Notice of Final Action was filed with the Las Vegas City Clerk on January 20, 2022.

Sincerely,



Seth T. Floyd  
Director of Community Development  
Department of Planning

STF:PL:clb

cc: Ms. Jennifer Veras  
GWC, Inc.  
1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146