



**LAS VEGAS
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March 9, 2022

Ms. Betty Shervorski
Howard Hughes Company LLC
10845 Griffith Peak Drive, Ste. 160
Las Vegas, Nevada 89135

RE: 21-0727-TMP1

PLANNING COMMISSION MEETING OF MARCH 8, 2022

Dear Applicant:

The Planning Commission at a regular meeting held on *March 8, 2022* voted to **APPROVE** a request FOR A PROPOSED 150-LOT SINGLE-FAMILY ATTACHED RESIDENTIAL SUBDIVISION on 12.76 acres at the southeast corner of Fleet Wing Avenue and Kettle Ridge Drive (Book 166 Page 80 of Plats), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Special Land Use Designation], Ward 2 (Seaman).

This 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.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. 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.
4. 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.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. All interior streets within this subdivision shall be private. 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.
7. Prior to the recordation of a Final Map 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. The plan shall also specifically address pedestrian access across Fleet Wing Street to access on-street parking on the north side.
8. Prior to the approval of construction drawings for this site, the Master Developer shall submit a landscaping plan for the southern side of Fleet Wing that provides mature landscaping that will be used to deter J-walking across Fleet Wing. This landscape plan must meet the approval of the City Traffic Engineer.
9. Common Elements CE-L and CE-P shall be shown as a public drainage easement with private surface maintenance. CE-M shall show a Public Sewer Easement over the proposed 8" sewer line.
10. If such does not already exist, obtain a Public Drainage Easement across the master common element adjacent to Common Element "L" and Fleet Wing Avenue, and Common Element "P" and Kindle Rise Way, and a Public Sewer Easement between Common Element "M" and Desert Foothills Drive. These easements must be granted by separate document and must record prior to the recordation of a Final Map for this site.

11. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings or the issuance of any building or grading permits, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
12. 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.
13. Site development to comply with all applicable conditions of approval for all applicable site-related actions.

This action by the Planning Commission on **March 8, 2022** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **March 15, 2022**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl

21-0727-TMP1- Page Four
March 9, 2022

cc:

Mr. Jeremy Stone
Toll Brothers
1140 Town Center Drive, Ste. 250
Las Vegas, Nevada 89144

Ms. Amber Dolce
RCI Engineering
500 S. Rancho Drive, Ste. 17
Las Vegas, Nevada 89106