



**LAS VEGAS
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June 14, 2023

Kevin Orrock
Howard Hughes Company LLC
10845 Griffith Peak Drive Suite 160
Las Vegas, Nevada 89154

**RE: 23-0176 [MOD1 AND TMP1]
PLANNING COMMISSION MEETING OF JUNE 13, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *June 13, 2023* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman)

23-0176-MOD1 - MAJOR MODIFICATION - FOR MODIFICATIONS TO THE SUMMERLIN WEST VILLAGE 27 DEVELOPMENT PLAN [562.29 ACRES]

23-0176-TMP1 - TENTATIVE MAP - SUMMERLIN WEST VILLAGE 27 PHASE 2 - FOR A 22-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 27 [462.74 ACRES]

This approval is subject to the following conditions:

23-0176-MOD1 Conditions:

Planning

1. Conformance to the Summerlin Village 27 Development Agreement (DA-0002-93), Development Plan Review (MDR-78464) and Minor Modification (20-0319-MOD1), except where amended herein.
2. Conformance with the Summerlin Village 27 Development Plan, date stamped 05/19/22.
3. All development shall be in conformance with the Summerlin Development Standards and this Development Plan.
4. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

23-0176-TMP1 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. Approval of Major Modification (23-0176-MOD1) 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

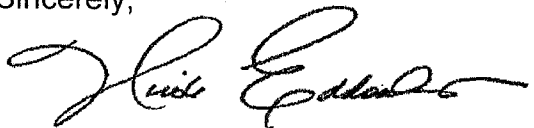
7. Dedicate appropriate public street rights-of-way and construct public and private streets in accordance with Summerlin Development Improvement Standards.
8. Prior to the recordation of a Final Map for this site, grant a Traffic Signal Easement over Twilight Run Drive where publicly maintained traffic related infrastructure is required for the proposed Traffic Signal at Lake Mead Boulevard and Park Drift Trail.

9. Prior to the submittal of any construction drawings, coordinate the size and location of all proposed sewers with the Sanitary Sewer Section of the Department of Public Works. Development must comply with the Summerlin West Wastewater Master Plan. Any changes to the approved Wastewater Master Plan and approved Equivalent Residential Units (ERUs) will warrant a Sewer Master Study Update or technical memorandum.
10. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.
11. 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. Site Visibility Restriction Zones (SVRZs) must be calculated using American Association of State Highway and Transportation Officials (AASHTO) standards. Landscaping and public on-street parking within calculated SVRZs will be limited by the City Traffic Engineer.
12. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229 2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.
13. As each parcel develops, provide easements for all required public infrastructure (sewer, drainage, traffic, etc.) that are located outside of the public rights-of-way. The City Traffic Engineer reserves the right to require sidewalk ramps and associated easements throughout this site to improve walkability.
14. An update to the previously approved Master Traffic Impact Analysis or other information acceptable to the City Traffic Engineer must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update to the Traffic Impact Analysis prior to occupancy of the site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
15. An update to the previously approved Master 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.

16. All Public Drainage Easements shown on the approved Master Drainage Study must be granted on the Final Map(s) for this site. Any inconsistencies with construction drawings or Parcel related Tentative Maps may require an update the approved Master Drainage Study.
17. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Cross Sections provided may be used in construction provided that their uses in roadway designs are acceptable to the Department of Public Works. 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. Substandard roadway radii shown on this Tentative Map is approved, however appropriate mitigation will be required as part of civil design review 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. Roadway locations and parcel entries are schematic and final studies and geometric design of Parcel entry points must be approved through the development review of each parcel.

This item will be considered by the City Council on July 19, 2023. This meeting will be held at 9:00 A.M. at the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

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cc:

Caron Milstead
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Henderson, Nevada 89074