



September 20, 2023

**LAS VEGAS
CITY COUNCIL**

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Mayor Pro Tem

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VICTORIA SEAMAN

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MIKE JANSSEN
City Manager

DEPARTMENT OF
COMMUNITY DEVELOPMENT

SETH T. FLOYD
DIRECTOR

CITY HALL
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Vincent Esposito
Howard Hughes Company, LLC
10845 Griffith Peak Drive, Ste. 160
Las Vegas, Nevada 89135

**RE: 23-0289 [MOD1 AND TMP1]
CITY COUNCIL MEETING OF SEPTEMBER 20, 2023**

Dear Applicant:

The City Council at a regular meeting held on *September 20, 2023* voted to **APPROVE** the following Land Use Entitlement project requests at the northwest corner of Far Hills Drive and Clark County 215 (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman).

23-0289-MOD1 - MAJOR MODIFICATION - FOR PROPOSED MODIFICATIONS TO THE SUMMERLIN WEST VILLAGE 21 DEVELOPMENT PLAN [319.75 ACRES]

23-0289-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 21 UNIT 5 - FOR A 15-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 21 [91.07 ACRES]

This approval is subject to the following conditions:

23-0289-MOD1 Conditions:

Planning

1. Conformance to the Summerlin Development Agreement (DA-0002-93), General Development Plan (MDR-72841), Master Development Plan Review (MDR-72778) and Major Modification (MOD-76936), except where amended herein.
2. Conformance with the Summerlin Village 21 Development Plan, date stamped 06/13/23.
3. All development shall be in conformance with the Summerlin Development Standards and this Development Plan.
4. Prior to development of Parcels S, T, U, V, W, X, Y, Z and AA a Major Modification of the Village 21 Development Plan shall be submitted that details the specific land use categories and development standards that apply to these parcels.



5. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

23-0289-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 (23-0289-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. 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.
9. Any changes to sewer discharge points or changes in lot count for parcels within this subdivision needs to be reflected in the Summerlin West Wastewater Masterplan. The allowable discharge for each parcel shall adhere to the latest approved version of the Summerlin West Wastewater Masterplan, unless specifically updated through a Summerlin West Wastewater Masterplan update.
10. 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 based on the posted speed limit. Landscaping and public on-street parking within calculated SVRZs will be limited by the City Traffic Engineer.
11. Prior to the release of a Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (229-2136). The City shall prepare an apportionment report for the per lot assessment of all lots following recordation of the Final Map.
12. 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.
13. Development shall comply with the approved Traffic Impact Analysis Traffic Impact Analysis #2292-1 and updates to the approved Traffic Impact Analysis.
14. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
15. 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.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 20, 2023.

Sincerely,

A handwritten signature in black ink, appearing to read 'S. Floyd', with a stylized flourish at the end.

Seth T. Floyd
Director of Community Development
Department of Planning

STF:PL:ew

cc:

Hailey Shinton
GCW Engineering, Inc.
1555 S. Rainbow Blvd.
Las Vegas, Nevada 89146