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October 11, 2023

Betty Shervorski
Howard Hughes
10845 Griffith Peak Drive Suite 160
Las Vegas, Nevada 89135

**RE: 23-0412-TMP1
PLANNING COMMISSION MEETING OF OCTOBER 10, 2023**

Dear Applicant:

The Planning Commission at a regular meeting held on *October 10, 2023* voted to **APPROVE** the following Land Use Entitlement project request FOR A 92-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 25.24 acres at the northwest corner of Sandstone Rise Drive and Sky Vista Drive (APNs 137-22-413-001 and 002), P-C (Planned Community) Zone [SF2 (Single Family Detached) Summerlin 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. The median opening in Sky Vista Drive shall be closed concurrent with the development of this site. Prior to the issuance of permits for this site, the appropriate submittals for the median closure and the related Petition of Vacation must be completed.
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 to be privately maintained by the Homeowner's Association. Additionally grant a minimum 40-foot wide Public Sewer and Drainage Easement to be privately maintained for the public sewer and drainage facilities within Common Element "E". Additionally, grant a minimum 40-foot wide matching Public Sewer and Drainage Easement by separate document to be privately maintained for the public sewer and drainage facilities within the existing Summerlin Common Lot (CL 54 & 55 of Book 166, Page 15), adjacent Common Element "E".
8. Grant a minimum 20-foot wide Public Drainage Easement to be privately maintained for the public drainage facilities within Common Element "F". Additionally, grant a minimum 20-foot wide matching Public Drainage Easement by separate document to be privately maintained for the public drainage facilities within the existing Summerlin Common Lot (CL 57 of Book 166, Page 15), adjacent Common Element "F".
9. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3-feet shall be placed anywhere in any easement or in the vehicle ingress or egress pathways to easements.
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.

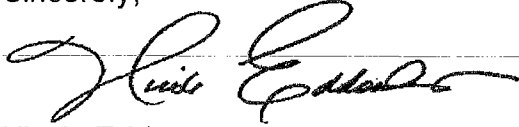
11. An update to the Master Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the submittal of any construction drawings, whichever may occur first. Comply with the recommendations of the approved update 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.
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 or grading permits or submittal of any construction drawings, 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.
13. 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.
14. 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.

Fire & Rescue

15. 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.

This action by the Planning Commission on October 10, 2023 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 Community Development at 702.229.6301 after October 17, 2023. 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,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written over a horizontal dashed line.

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:ew

cc:

Scott Anderson
Taylor Morrison of Nevada LLC
1985 Festival Plaza Drive Suite 200
Las Vegas, Nevada 89135

Amber Dolce
RCI Engineering
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Las Vegas, Nevada 89106