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August 14, 2024

Julie Cleaver
Howard Hughes Company, LLC
1700 South Pavilion Center Drive, Suite 250
Las Vegas, NV 89135

RE: 24-0298-MDR1
PLANNING COMMISSION MEETING OF AUGUST 13, 2024

Dear Applicant:

The Planning Commission at a regular meeting held on *August 13, 2024* voted to recommend **APPROVAL** of the following Land Use Entitlement project request FOR SUMMERLIN WEST VILLAGE 28A on 414.27 acres on the northwest and southwest corner of Alta Drive and Crossbridge Drive (APNs 137-28-401-001; 137-29-000-003; 137-33-101-008 and 137-32-000-011), P-C (Planned Community) Zone, Ward 2 (Seaman).

This approval is subject to the following conditions:

Planning

1. Conformance with the Summerlin Village 28A Development Plan Date stamped 07/09/24, except where amended by conditions herein.
2. All development shall be in conformance with Summerlin Development Standards and this Development Plan.
3. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

Public Works

4. Prior to or concurrent with development of each parcel/village, appropriate right of way dedications, street improvements, drainage plan/study submittals, drainage improvements, sanitary sewer collection system extensions and traffic impact analyses including traffic mitigation plans along with signal participation schedules and pedestrian circulation plans may be required by the Department of Public Works. Provide appropriate easements for all public facilities (sewer, drainage, sidewalk, traffic signal, street lighting, etc.) as required by the Department of Public Works. Comply with such requirements when imposed and/or when compliance is indicated.

5. When submitting civil plans and mapping for parcel lots, each parcel is subjected to the target lot density per the latest approved Summerlin West Wastewater Masterplan. Any changes to the approved Wastewater Master Plan and approved Equivalent Residential Units (ERUs) will warrant a Sewer Master Study Update or technical memorandum. 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.
6. Development of this site shall substantially conform to Summerlin Improvement Standards. Approval of deviations to the Summerlin Improvement Standards may be approved through the approval of a Master Tentative Map. Street lighting shall be per the approved lighting study. Public parking shall meet the approval of the City Traffic Engineer.
7. Bonds for improvements related to this site are required prior to the recordation of each Final Map for this site.
8. 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.
9. 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.
10. 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.
11. A Village Master Traffic Impact Analysis must be 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 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 Village 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, or the recordation of Final Maps, whichever may occur first. Provide and improve all drainage ways recommended in the approved drainage study update. 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.
13. The approval of all Public Works related improvements shown on this Master Development Review 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 Summerlin and/or 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. We reserve the right to impose additional conditions of approval for each individual development site when such plans are known. We anticipate the need for additional conditions concurrent with approval of the Master Tentative Map(s) and/or Village Map(s) for this site.

This item will be considered by the City Council on September 18, 2024. 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

NE:jr

cc:

Jennifer Veras
GCW, Inc
1555 South Rainbow Boulevard
Las Vegas, NV 89135