



**LAS VEGAS
CITY COUNCIL**

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April 9, 2025

Jose Bustamante
The Howard Hughes Company, LLC
1700 South Pavilion Center Drive, Suite 250
Las Vegas, Nevada 89135

RE: 25-0057-TMP1
PLANNING COMMISSION MEETING OF APRIL 8, 2025

Dear Applicant:

The Planning Commission at a regular meeting held on *April 8, 2025* voted to **APPROVE** the following Land Use Entitlement project request FOR A 25-LOT PARENT TENTATIVE MAP FOR SUMMERLIN WEST VILLAGE 28A on 414.47 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. 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. Conformance to the conditions of approval of the Summerlin West Village 28A Development Plan Review (24-0298-MDR1) and Minor Modification (25-0029-MOD1).
3. Development shall conform to the Summerlin West Development Agreement (DA-0001-96) and Summerlin Development Standards.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Dedicate appropriate public street rights-of-way and construct public streets in accordance with Summerlin Development Improvement Standards.
7. 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. Grant minimum 20-foot wide Public Sewer Easements to be privately maintained for public sewers within Common Elements. All median Common Elements shall be granted as Public Sewer and Drainage Easements.
8. 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 Public Sewer Easement or in the vehicle ingress or egress pathways to such easements.
9. 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.
10. Prior to the release of a Final Map, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229-2136). The City shall prepare an apportionment report for the per lot assessment of all lots following recordation of the Final Map.
11. An update to the previously approved Traffic Impact Analysis (#76240) 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. At the intersection of Road "A" and Road "B", Road "A" shall accommodate separate left and right turn lanes. Additionally, Park Drift Trail shall be widened to accommodate a southbound left turn lane to a future roadway in Village 28B.

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. 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 **April 8, 2025** 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 **April 15, 2025**. 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.

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Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes". The signature is fluid and cursive, with the first name "Nicole" written in a larger, more prominent script than the last name "Eddowes".

Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

Vincent Esposito
The Howard Hughes Company, LLC
1700 South Pavilion Center Drive, Suite 250
Las Vegas, Nevada 89135

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