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May 14, 2025

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

**RE: 25-0116 [MOD1 AND TMP1]
PLANNING COMMISSION MEETING OF MAY 13, 2025**

Dear Applicant:

The Planning Commission at a regular meeting held on *May 13, 2025* voted to recommend **APPROVAL** of the following Land Use Entitlement project requests on 444.45 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman).

25-0116-MOD1 - SUMMERLIN MAJOR MODIFICATION - FOR THE PROPOSED MODIFICATION OF THE PARCEL CONFIGURATION ON THE APPROVED DEVELOPMENT PLAN (MDR-73901) FOR SUMMERLIN VILLAGE 22

25-0116-TMP1 - TENTATIVE MAP - SUMMERLIN VILLAGE 22 PHASE 2 - FOR A 17-LOT PARENT SUBDIVISION on 196.33 acres at the northeast corner of Sunset Run Drive and Kettle Ridge Street (APNs 137-14-411-007; 137-23-211-008, 010 and 012)

This approval is subject to the following conditions:

25-0116-MOD1 CONDITIONS:

Planning

1. Approval of and conformance to the Conditions of Approval for a Tentative Map (25-0116-TMP1) shall be required, if approved.

25-0116-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 a Major Modification (25-0116-MOD1) shall be required, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. 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.
6. All shared driveways must provide shared reciprocal access rights. The full width of the shared driveways must be constructed by whichever site develops first.
7. 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.
8. Contact the City Engineer's Office at 702-229-6272 to determine the appropriate easements (pedestrian, trail, water, etc.) that need to be granted prior to the recordation of a Final Map for this site. Additionally, coordinate this project and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer
9. Bonds for improvements related to this site are required prior to the recordation of each Final Map for this site.
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. 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 the public sewer within Common Elements. All median Common Elements shall be granted as Public Sewer and Drainage Easements.
12. An update to the previously approved Traffic Impact Analysis (#75855) 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.
13. 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. Additionally, the conceptual drainage study must be updated to reflect the proposed parcel layout. Technical drainage studies will also be required upon development of the individual parcels and construction of roads.
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.

Fire & Rescue

16. 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.

25-0116 [MOD1 AND TMP1] - Page Four
May 14, 2025

This item will be considered by the City Council on June 18, 2025. 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:bp

cc:

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