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July 15, 2026

Brian Walsh
The Howard Hughes Company, LLC
10845 Griffith Peak Drive, Suite 160
Las Vegas, Nevada 89135

RE: 26-0220-TMP1
PLANNING COMMISSION MEETING OF JULY 14, 2026

Dear Applicant:

The Planning Commission at a regular meeting held on **July 14, 2026** voted to **APPROVE** the following Land Use Entitlement project request FOR A PROPOSED 97-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 9.99 acres generally located on the northwest corner of Sunset Run Drive and Kettle Ridge Drive (APN 137-22-611-001), P-C (Planned Community) Zone [SFSD (Single Family Special Lot Development) Summerlin Special Land Use Designation], Ward 2 (Kelley).

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 technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Residential Designer or Civil Engineer, must be submitted prior to or at the same time as Final Map submittal. A permanent underground sprinkler system is required, which shall be permanently maintained in a satisfactory manner; the landscape plan shall include irrigation specifications. Installed landscaping shall not impede visibility of any traffic control device.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. The appropriate right-of-way for the left turn storage and median modifications on Sunset Run Drive shall be dedicated by separate document prior to the issuance of permits for this site.
6. 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, all Homeowner's Association common lot elements and any private improvements in the public right-of-way authorized by an Encroachment License Agreement shall be the maintenance responsibility of the Homeowner's Association. If the Homeowner's Association fails to perform any private maintenance obligation, then the individual property owners within the subdivision shall be jointly and severally liable for any and all City expenses that may be incurred to perform any private maintenance obligations.
7. Grant a minimum 20-foot wide Public Sewer Easement within Common Element "C" and a 20-foot wide Public Drainage Easement on Common Element "D" on the Final Map for this site. Additionally grant matching Public Sewer and Drainage Easements to be privately maintained by separate document for the public sewer and drainage facilities within the existing Summerlin Common Lots adjacent Common Elements "C" and "D". The public easements (by separate document) shall be recorded prior to submitting Mylar plans or Mylar subdivision Maps. The recorded document numbers shall be required on the plans where the easements are called out prior to issuing final Mylar approval.
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. Construct a left turn lane and median modifications in Sunset Run Drive concurrent with on-site development activities. Additionally, remove the west leg of the Kettle Ridge Drive and Flight Edge Way intersection and replace with curb, gutter and sidewalk. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of 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 within calculated SVRZs will be limited by the City Traffic Engineer.

11. An update to the previously approved Traffic Impact Analysis (TIA75855-1) must be submitted to and approved by the Department of Public Works for the reconfigured intersections of Kettle Ridge Drive and Sunset Run Drive 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. Prior to the submittal of construction drawings for this site, submit a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks. Comply with the recommendation of the approved pedestrian circulation plan.
13. Submit a gated queuing analysis to the Transportation Engineering Division to demonstrate adequate on-site storage capacity. Queues for the subdivision shall not extend into the public right-of-way as a result of the operations on this site. The queuing analysis must receive approval prior to issuance of permits.
14. 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, including any necessary Public Drainage Easements. 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.
15. 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.
16. 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

17. 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 **July 14, 2026** 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 **July 21, 2026**. 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,



Nicole Eddowes
Community Development Coordinator
Case Planning Division

NE:bp

cc:

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