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August 11, 2006

Mr. Kenneth Defresne
The Howard Hughes Corporation
10000 W. Charleston Boulevard, Suite 200
Las Vegas, Nevada 89135

RE: *TMP-14767 - SUMMERLIN VILLAGE 23B - TENTATIVE MAP*

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
STEVE WOLFSON
LOIS TARKANIAN
STEVEN D. ROSS

DOUGLAS A. SELBY
CITY MANAGER

Dear Mr. Defresne:

Your request for a Tentative Map FOR A NINE LOT RESIDENTIAL SUBDIVISION on 493 acres adjacent to the northwest corner of Alta Drive and Vista Run Drive (APN 137-22-000-015), P-C (Planned Community) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on August 10, 2006.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Rezoning Z-0119-96, the Summerlin West Development Agreement (DA-0001-96) and the Revised Summerlin Development Standards, approved May 19, 2004.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Deviations for roadway design configurations and streetlight locations as accepted by the City Engineer on November 10, 2003, and as shown on the Tentative Map, may be incorporated into the submitted construction drawings and recorded Final Map for this site.

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CLV 7009



7. Dedicate and construct appropriate public street right-of-way in accordance with the approved Traffic Impact Analysis and Summerlin Development and Improvement Standards. If the Traffic Impact Analysis causes changes to the street layout and widths proposed with this Tentative Map, then a revised Tentative Map must be resubmitted and reheard before the Planning Commission prior to submittal of a Final Map for this site.
8. The construction of the collector road on the western edge of this village (Sky Vista Drive) may be deferred; final determination of construction requirements shall be determined at the time of approval of the Traffic Study for the future villages adjacent to the west edge of this site or at the time of approval of a Tentative Map for such future villages; whichever occurs first.
9. Provide a minimum of two lanes of paved legal access from an existing paved public street to each individual development area prior to occupancy of any buildings within each development area.
10. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.
11. All private improvements and landscaping within the public rights of way or common areas shall be maintained by the Master Developer or his designee. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all abutting street intersections.
12. A Master Streetlight Plan for Summerlin Village 23B must be submitted and approved by the Department of Public Works prior to the submittal of any construction drawings for this site.
13. Label the streets on the Final Map as either public or private. Provide appropriate easements for all public facilities (sewer, drainage, sidewalk, traffic signal, streetlighting, etc) as required by the Department of Public Works.
14. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

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15. The Final Map for this site shall grant a minimum 5-foot wide pedestrian walkway easement overlying all sidewalks located in common areas abutting public streets, where such sidewalks are not located within existing public right-of-way and a statement shall be added to the Final Map Owner's Certificate.
16. Site development to comply with all applicable conditions of approval for Z-119-96, the approved Drainage Study, the Summerlin West Master Sewer Plan Study, applicable Summerlin Standards and all other applicable site related actions.
17. 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 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. 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.

This action by the Planning Commission on **August 10, 2006** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on **August 11, 2006**.

Sincerely,



Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:dm

cc: Mr. Derick Yoro
G.C. Wallace, Incorporated
10000 W. Charleston Boulevard, Suite 130
Las Vegas, Nevada 89135