

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



062604

July 14, 2006

Mr. Kevin Orrock  
The Howard Hughes Corporation  
10000 West Charleston Boulevard; Suite #200  
Las Vegas, Nevada 89135

**RE: TMP-13892 - TENTATIVE MAP**

Dear Mr. Orrock:

Your request for a Tentative Map FOR A 246-LOT RESIDENTIAL DEVELOPMENT on 40.1 acres at the intersection of Charleston Boulevard and Sky Vista Drive (APN 137-22-000-014), P-C (Planned Community) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on July 13, 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, Master Development Plan Review (MDR-3867), 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. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby



listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**Public Works**

7. The Summerlin Village 24 Unit 1 subdivision map must record prior to the recordation of a Final Map for this site to provide legal access.
8. All rights-of-way and easements that conflict with this development (such as the Nevada Power Company Easement and the Nevada Department of Transportation right-of-way shown on this Tentative Map) must be vacated or acknowledged and improved prior to the recordation of a Final Map for this site.
9. If not already constructed by the Master Developer, construct half-street improvements including appropriate overpaving on Sky Vista Drive and Crossbridge Drive adjacent to this site concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
10. A Master Streetlight Plan must be submitted and approved prior to the submittal of any construction drawings for this site.

11. Continuation of internal public streets and sewer and/or drainage easements across common lots established with the Summerlin Village 24 Unit 1 parent map shall be dedicated and/or granted to the City of Las Vegas with this map. The title page of this map shall include a Master Homeowners' Association Owner Certificate and signature to dedicate and/or grant these rights-of-way or easements.
12. Grant appropriate public sewer easements across Common Lot "D" and "K". Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
13. The proposed driveway providing access to this site shall be designed, located and constructed in accordance with Standard Drawing #222a.
14. The final map for this site shall grant pedestrian walkway easements on all internal public streets where sidewalk is located outside of the public street right-of-way.
15. Public drainage easements must be common lots that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
16. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. 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. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
17. Site development to comply with the Summerlin Development Standards, all applicable conditions of approval for Summerlin Village 24 parent map and all other applicable site--related actions.

Mr. Kevin Orrock  
TMP-13892 Page Four  
July 14, 2006

18. 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. We note that various deviations have been approved for this subdivision.

This action by the Planning Commission on *July 13, 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 *July 14, 2006*.

Sincerely,



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

DJR:dm

cc: Mr. Bert Hughes  
The Howard Hughes Corporation  
10000 West Charleston Boulevard; Suite #200  
Las Vegas, Nevada 89135