



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

LOIS TARKANIAN
Mayor Pro Tem

STAVROS S. ANTHONY
BOB COFFIN
STEVEN G. SEROKA
MICHELE FIORE
CEDRIC CREAR

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING
ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**
DEPARTMENT OF PLANNING
333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

3✓

S. ✓

May 17, 2018

Mr. Kevin Orrock
Howard Hughes Company, LLC
10000 West Charleston Boulevard
Las Vegas, Nevada 89135

**RE: MDR-72778 [PRJ-72462] - MASTER DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF MAY 16, 2018**

Dear Mr. Orrock:

The City Council at a regular meeting held on May 16, 2018 voted to **APPROVE** a request for a Summerlin Development Plan Review for Village 21 on 321.00 acres at the northwest corner of Far Hills Drive and Clark County 215 (portion of APN 137-22-000-017), P-C (Planned Community) Zone, Ward 2 (Seroka) [PRJ-72462].

This approval is subject to the following conditions:

Planning

1. Approval of a General Development Plan Review (MDR-72841) for the undeveloped portions of Summerlin West.
2. Conformance with the Summerlin Village 21 development plan, date stamped 03/28/18, except as amended by conditions herein.
3. The maximum number of dwelling units shall be 5,717.
4. Prior to development of Parcels N through AA, a Major Modification of the Village 21 Development Plan shall be submitted that details the specific land use categories and development standards that apply to these parcels.
5. Recordation of a Parcel Map, such as PMP-72289, defining the boundaries of Summerlin Village 21 prior to submittal of a Tentative Map over this area.
6. All development shall be in conformance with the Summerlin Development Standards, unless amended through a separate action.

Mr. Kevin Orrock
Howard Hughes Company, LLC
MDR-72778 [PRJ-72462] - Page Two
May 17, 2018

7. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

8. 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, streetlighting, etc.) as required by the Department of Public Works. Comply with such requirements when imposed and/or when compliance is indicated.
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. Development of this site shall substantially conform to Summerlin Improvement Standards. Approval of deviations to the Summerlin Improvement Standards may be approved through the approval of a Master Tentative Map. Street lighting shall be per Standard Drawing #300.S3. Public parking shall meet the approval of the City Traffic Engineer.
11. An update to the "Summerlin West" Master Sewer Plan for the overall site must be submitted to and approved by the Department of Public Works prior to the recordation of a Parent Final Map. Additional specific village and/or site sewer plan/studies may be required with each individual pod or phase of development activity based upon sewer capacities at the time of development. Comply with all recommendations of the "Summerlin West" Master Sewer Plan.
12. An update to the previously approved Traffic Impact Analysis 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.

Mr. Kevin Orrock
Howard Hughes Company, LLC
MDR-72778 [PRJ-72462] - Page Three
May 17, 2018

13. An update to the "Summerlin West" 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, or the recordation of Final Maps, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
14. The approval of all Public Works related improvements shown on this Master Development Review is in concept only. Cross Sections provided may be used in construction provided that their uses in roadway designs are acceptable to the Department of Public Works. 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. We reserve the right to impose additional conditions of approval for each individual development site when such plans are known. We anticipate the need for additional conditions concurrent with approval of the Master Tentative Map(s) and/or Village Map(s) for this site.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 17, 2018.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Ms. Jolene Granberg-Thompson
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146