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cityoflasvegas
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October 18, 2018

Mr. Kevin Orrock
Howard Hughes Company, LLC
10801 West Charleston Boulevard, 3rd Floor
Las Vegas, Nevada 89135

**RE: MDR-73901 [PRJ-73780] - SUMMERLIN DEVELOPMENT PLAN
REVIEW
CITY COUNCIL MEETING OF OCTOBER 17, 2018**

Dear Mr. Orrock:

The City Council at a regular meeting held on October 17, 2018 voted to **APPROVE** a request for a Development Plan Review for Summerlin Village 22 on 446.69 acres at the southwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-14-401-006 and 137-23-101-002), P-C (Planned Community) Zone, Ward 2 (Seroka) [PRJ-73780].

This approval is subject to the following conditions:

Planning

1. Conformance with the Summerlin Village 22 Development Plan, date stamped 08/23/18, except as amended by conditions herein.
2. Prior to development of Parcels B, O through X, and/or AA through II, 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.
3. All development shall be in conformance with the Summerlin Development Standards.
4. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

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, streetlighting, etc.) as required by the Department of Public Works. Comply with such requirements when imposed and/or when compliance is indicated.

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6. 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.
7. 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.
8. All landscaping within public rights-of-way or common areas shall be maintained by the Master Developer or his designee. A License Agreement shall be obtained prior to installation of any private improvements or landscaping within public rights of way. 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 adjacent, abutting street intersections.
9. Submit a revised Summerlin Wastewater Collection System Master Plan acceptable to the Sanitary Sewer Planning Section of the Department of Public Works. The Wastewater Master Plan must be approved prior to the submittal of civil plans for sewer infrastructure.
10. A Village Master 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 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.
11. A Village 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 drainage ways recommended in the approved drainage study update.

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12. 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 October 18, 2018.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. Jeffrey Armstrong
VTN-Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146