



**LAS VEGAS
CITY COUNCIL**

CAROLYN G. GOODMAN
Mayor

MICHELE FIORE
Mayor Pro Tem

STAVROS S. ANTHONY

CEDRIC CREAR

BRIAN KNUDSEN

VICTORIA SEAMAN

OLIVIA DÍAZ

SCOTT D. ADAMS
City Manager

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

333 N. RANCHO DRIVE
3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
702.474.7463 | FAX
711 | TTY



cityoflasvegas
lasvegasnevada.gov

May 21, 2020

Mr. Kevin Orrock
Howard Hughes Company, LLC
10845 Griffith Peak Drive, Suite #160
Las Vegas, Nevada 89154

**RE: MDR-78464 [PRJ-78287] - DEVELOPMENT PLAN REVIEW
RELATED TO MOD-78461
CITY COUNCIL MEETING OF MAY 20, 2020**

Dear Mr. Orrock:

The City Council at a regular meeting held on May 20, 2020 voted to **APPROVE** a request for a Development Plan Review for Summerlin Village 27 on 571.67 acres on the north side of Lake Mead Boulevard alignment, 740 feet west of Reverence Parkway (Portion of APNs 137-15-401-002, 137-22-101-004 and 137-21-101-002), P-C (Planned Community) Zone, Ward 2 (Seaman) [PRJ-78287].

This approval is subject to the following conditions:

Planning

1. A Parcel Map, such as PMP-78534, shall be recorded prior to public notification of a Tentative Map corresponding to the area of the proposed Village 27.
2. Conformance with the Summerlin Village 27 Development Plan, date stamped 03/19/20, except as amended by conditions herein.
3. All development shall be in conformance with the Summerlin Development Standards and this Development Plan.
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.
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 the approved lighting study. 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. Comply with the approved Summerlin Wastewater Collection System Master Plan.
10. The submitted Village Master Traffic Impact Analysis must be 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.

Mr. Kevin Orrock
Howard Hughes Company, LLC
MDR-78464 [PRJ-78287] - Page Three
May 21, 2020

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.

The Notice of Final Action was filed with the Las Vegas City Clerk on May 21, 2020.

Sincerely,



Robert Summerfield, AICP[®]
Director
Department of Planning

RTS:PL:clb

cc: Mr. Carl Anderson
Atkins North America, Inc.
2270 Corporate Circle, Suite #200
Henderson, Nevada 89074