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September 19, 2019

The Howard Hughes Corporation
10845 Griffith Peak Drive, Suite #160
Las Vegas, Nevada 89135

**RE: TMP-76950 [PRJ-76811] - TENTATIVE MAP RELATED TO MOD-76935 AND MOD-76936
CITY COUNCIL MEETING OF SEPTEMBER 18, 2019**

Dear Applicant:

The City Council at a regular meeting held on September 18, 2019 voted to **APPROVE** a request for a Tentative Map FOR A 86-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.20 acres on the southeast corner of Kindle Corner Way and Desert Foothills Drive (on a portion of APN 137-26-112-003), P-C (Planned Community) Zone [SFA (Single Family Attached) Special Land Use Designation] [PROPOSED: SFSD (Single Family Special Lot Development - Special Land Use Designation)], Ward 2 (Seaman) [PRJ-76811].

This approval is subject to the following conditions:

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Street names must be provided in accordance with the City's Street Naming Regulations.
3. 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.
4. 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 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.

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

Public Works

6. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), Public Sewer Easements, and Public Drainage Easements with private surface maintenance by the Homeowner's Association.
7. Appropriate public easements (Sewer, Drainage, Emergency Access, etc) over the adjacent Common Element Lot 31 of the Summerlin Village 21 Unit No. 3 Final Map (Book 159 Page 50) shall be granted to the City of Las Vegas by separate document as determined by the Department of Public Works prior to the recordation of a Final Map for this site requiring these easements. These easements are outside the boundary of this Tentative Map and are to be privately maintained.
8. No trees or landscaping over 3-feet tall shall be allowed in the Public Sewer Easement in Common Element "F" at north end of Street "B".
9. An update to the previously approved Traffic Impact Analysis to address the change in access must be submitted to and approved by the Department of Public Works prior to the recordation of a Map 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 approval of construction drawings for this site. The update shall also include a pedestrian circulation plan to identify nearby pedestrian attractors and recommend measures to accommodate pedestrians, such as but not limited to pedestrian access, crosswalk, pedestrian activated flashers and temporary sidewalks.

10. 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, grading permits or the recordation of a Final Map, 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.
11. 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. Roadway locations and parcel entries are schematic and final studies and engineering improvements designs. Geometric design of Parcel entry points must be approved through the development review of each parcel.

The Notice of Final Action was filed with the Las Vegas City Clerk on September 19, 2019.

Sincerely,



Robert Summerfield, AICP®
Director
Department of Planning

RTS:PL:clb

cc: Ms. Angela Pinley
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