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February 20, 2020

Mr. Kevin Orrock
Howard Hughes Company, LLC
10184 Griffith Peak Drive
Las Vegas, Nevada 89135

**RE: TMP-77752 [PRJ-77582] - TENTATIVE RELATED TO MOD-77751
CITY COUNCIL MEETING OF FEBRUARY 19, 2020**

Dear Mr. Orrock:

The City Council at a regular meeting held on February 19, 2020 voted to **APPROVE** your request for a Tentative Map FOR A 37-PARCEL MASTER PLANNED VILLAGE WITH DEVIATIONS OF THE SUMMERLIN DEVELOPMENT STANDARDS on 444.45 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 (Seaman) [PRJ-77582].

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. Approval of Major Modification (MOD-77751) shall be required, if approved.
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.

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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 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. Dedicate appropriate public street rights-of-way and construct public and private streets in accordance with Summerlin Development Improvement Standards.
8. Grant minimum 20-foot wide public sewer easements for all proposed public sewers not located within a public street. (See proposed sewer across Lots B & X). All public sewer easements must have paved drivable access to all public sewer manholes. No trees or vegetation over 3-feet tall shall be allowed within the portions of unpaved public sewer easements. Public Sewer Easement widths are required to comply with the Design and Construction Standards for Wastewater Collection Systems DCSWCS Table "A".
9. Prior to the recordation of a Final Map for this site, coordinate the perpetuation of the Clark County 215 Beltway Trail over Lake Mead Boulevard and over the extension of Summerlin Parkway with the City Engineer. Comply with the recommendation of the City Engineer.

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10. Final Maps may not record until the roadway monuments shown on construction drawings for each roadway included in the related Final Map is secured through a method allowed in Title 19.02.130. A final Map that includes Desert Foothills Drive north of Fleet Wing Avenue may not record until the final intersection geometry of the Kestrel Creek Avenue and Desert Foothills Drive is approved.
11. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections. Site Visibility Restriction Zones (SVRZs) must be calculated using American Association of State Highway and Transportation Officials (AASHTO) standards based on the posted speed limit. Landscaping and public on-street parking within calculated SVRZs will be limited by the City Traffic Engineer.
12. On street public parking as shown on the approved Tentative Map is not approved at this time and is subject to the design approval of construction drawings for each individual street. Street curbing shall be designed to accommodate the exact number of spaces allowed in the approved construction drawings and additional dedication may be required to accommodate future traffic needs.
13. Median island geometry on this Tentative Map is not approved at this time and is subject to the design approval of construction drawings for each individual street. Medians to restrict movement for safety concerns may be required that are not shown on the approved Tentative Map.
14. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (702-229-2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.
15. As each parcel develops, provide easements for all required public infrastructure (sewer, drainage, traffic, etc.) that are located outside of the public rights-of-way. The City Traffic Engineer reserves the right to require sidewalk ramps and associated easements throughout this site to improve walkability.

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16. Comply with the approved Master Traffic Impact Analysis for Summerlin Village 22.
17. An update to the previously approved 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, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage study update.
18. The approval of all Public Works related improvements shown on this Tentative Map 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. Substandard roadway radii shown on this Tentative Map is approved, however appropriate mitigation will be required as part of civil design review 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. Roadway locations and parcel entries are schematic and final studies and 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 February 20, 2020.

Sincerely,



Robert Summerfield, AICP
Director
Department of Planning

RTS:PL:clb

cc: Mr. Jeffrey Armstrong
VTN-Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 8914