



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

STAVROS S. ANTHONY  
Mayor Pro Tem

MICHELE FIORE  
CEDRIC CREAR  
BRIAN KNUDSEN  
VICTORIA SEAMAN  
OLIVIA DIAZ

JORGE CERVANTES  
City Manager

DEPARTMENT OF PLANNING

**ROBERT SUMMERFIELD**  
DIRECTOR

**CITY HALL**

495 S. MAIN ST.  
3RD FLOOR  
LAS VEGAS, NV 89101  
702.229.6301 | VOICE  
702.464.2545 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

January 13, 2021

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

**RE: 20-0310-TMP1**  
**PLANNING COMMISSION MEETING OF JANUARY 12, 2021**

Dear Applicant:

The Planning Commission at a regular meeting held on *January 12, 2021* voted to **APPROVE** a request for a Tentative Map FOR A 122-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.18 acres at the southwest corner of Desert Foothills Drive and Kestrel Creek Avenue (on a portion of APNs 137-27-810-008 and 137-23-210-001), P-C (Planned Community) Zone [SF3 (Single Family Detached) Special Land Use Designation], Ward 2 (Seaman).

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. Grant a minimum 30-foot Public Drainage and Public Sewer Easement over Common Element "D". Additionally, grant a Public Sewer and Public Drainage Easement by separate document across Common Element Lot 3 of Book 163, Page 43 of Plats that aligns with Common Element "D" to service this site prior to the recordation of a Final Map for this site. No trees or vegetation taller than three feet shall be allowed within any Public Sewer Easements.
8. This site shows 122 units where a maximum of 120 units are planned for in the Summerlin West Wastewater Master Plan. Prior to the submittal of any construction drawings, the engineer representing the Howard Hughes Corporation shall submit a letter to the Sanitary Sewer Planning Section of the Department of Public Works to document where the additional 2 units are to be serviced from within the same sewer sub-basin.
9. Prior to the recordation of a Final Map for this site, submit 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. All private improvements and landscaping 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.

11. 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.
12. 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.
13. Site development to comply with all applicable conditions of approval for the Summerlin Village 22 Tentative Map, TMP-75103, the Summerlin Village 22 Unit 2 Final Map, FMP-78404 and all other applicable site-related actions.

This action by the Planning Commission on **January 12, 2021** is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests submitted please access <https://www.lasvegasnevada.gov/Business/Permits-Licenses/Building-Permits/Permit-Application-Status>, or contact the Department of Planning and Development at 702.229.6301 after **January 19, 2021**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required seven day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Eric McCammond  
Senior Management Analyst  
Case Planning Division

**20-0310-TMP1 - Page Four**  
**January 13, 2021**

EM:nl

cc:

Mr. Brenin Anderson  
PN II, Inc.  
7255 South Tenaya Way, Ste. 200  
Las Vegas, Nevada 89118

Ms. Cindie Gee  
GWC, Inc.  
1555 South Rainbow Blvd.  
Las Vegas, Nevada 89146