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April 11, 2018

Mr. Kevin Orrock
Howard Hughes Company, LLC
10000 W. Charleston Blvd.
Las Vegas, Nevada 89135

**RE: MDR-72833 [PRJ-72831] - MASTER DEVELOPMENT PLAN
REVIEW
PLANNING COMMISSION MEETING OF APRIL 10, 2018**

Dear Applicant:

Your request for a Summerlin Development Plan Review for Village 24A on 102.56 acres at the northwest corner of Alta Drive and Sky Vista Drive (portions of APNs 137-22-000-017 and 137-28-000-001), P-C (Planned Community) Zone, Ward 2 (Seroka) [PRJ-72831], was considered by the Planning Commission on April 10, 2018.

The Planning Commission voted to recommend **APPROVAL** of your request, subject to the following amended conditions:

Planning

1. Approval of a General Development Plan Review (MDR-72841) for the undeveloped portions of Summerlin West.
2. Conformance with the Summerlin Village 24A development plan, date stamped 02/22/18, except as amended by conditions herein.
3. The maximum number of dwelling units shall be 527.
4. Recordation of a Parcel Map, such as PMP-72289, defining the boundaries of Summerlin Village 24A prior to submittal of a Tentative Map over this area.
5. All development shall be in conformance with the Summerlin Development Standards.
6. All City Code requirements and design standards of all City Departments must be satisfied, except as modified herein.

Public Works

7. On the Final Map for this site, dedicate rights-of-way per Standard Drawing #201.1 at the intersection of Sky Vista Drive and Alta Drive and a bus turnout per Standard Drawing #234.1 on Alta Drive just west of Sky Vista Drive.
8. 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.
9. 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.
10. 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.
11. An update to the "Summerlin West" Master Sewer Plan for the overall site must be submitted to and approved by the Department of Public Works prior to the recordation of a Parent Final Map. Additional specific village and/or site sewer plan/studies may be required with each individual pod or phase of development activity based upon sewer capacities at the time of development. Comply with all recommendations of the "Summerlin West" Master Sewer Plan.
12. An update to the previously approved 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 update to the 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.

13. 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 or grading permits or submittal of any construction drawings, 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.

14. 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.

This item will be considered by the City Council on **May 16, 2018**, at 1:00 P.M. in the Council Chambers of City Hall, 495 South Main Street, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



Paul Bengtson
Senior Management Analyst
Case Planning Division

PB:nl

cc:

Ms. Jolene Granberg-Thompson
VTN Nevada
2727 S. Rainbow Blvd.
Las Vegas, Nevada 89146