



LAS VEGAS
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CITY MANAGER

October 14, 2015

Ms. Julie Cleaver
The Howard Hughes Company
10801 West Charleston Blvd., 3rd Floor
Las Vegas, Nevada 89135

**RE: TMP-60968 [PRJ-60662] - TENTATIVE MAP RELATED TO MOD-61039
PLANNING COMMISSION MEETING OF OCTOBER 13, 2015**

Dear Applicant:

Your request for a Tentative Map FOR A MASTER PLANNED VILLAGE CONTAINING 323 SINGLE-FAMILY RESIDENTIAL LOTS, ONE MULTI-FAMILY RESIDENTIAL LOT AND 14 LARGE POD LOTS on 300.16 acres at the northwest corner of Lake Mead Boulevard and Clark County 215 (APNs 137-13-101-007 and 008; 137-14-501-004; and 137-14-601-002), P-C (Planned Community) Zone, Ward 4 (Anthony) [PRJ-60662], was considered by the Planning Commission on October 13, 2015.

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

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 a Major Modification (MOD-61039) of the Village 26 Development Plan shall be required, if approved.
3. Prior to recordation of a final map over this site, a Parcel Map (PMP-61340) shall be recorded.
4. All development shall conform to the Summerlin Village 10, 11, 12 and 26 Development Agreement and the Summerlin Development Standards, 2004 Revision, as applicable.
5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. 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.

CITY OF LAS VEGAS
DEPARTMENT OF PLANNING
DEVELOPMENT SERVICES CENTER
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/city of las vegas

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

Public Works

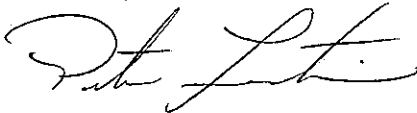
8. If an area outside the proposed public right-of-way is planned for public infrastructure, separate public easements (sewer, drainage, traffic, pedestrian, etc.) must be granted for these facilities on the Final Map for this site unless otherwise allowed by the City Engineer. We note that the areas shown as "Future Utility Easement" on the Tentative Map across Parcels Q & R & COS-5 may need to be granted as Public Sewer and Public Drainage Easements to be privately maintained on the Final Map. Construction of these public improvements may happen at a later date to coincide with parcel development. All Public Sewer Easements must be a minimum 20' wide and have paved drivable access for maintenance purposes. The size of Public Drainage Easements will be determined through a required Drainage Study.
9. Unless otherwise allowed by the City Engineer, provide a terminus and grant an associated Temporary Access Easement acceptable to the Department of Public Works for all public streets that continue to a future phase.
10. All parcels created by the Parent Final Map for this site shall provide a minimum of two lanes of paved legal access from an existing paved public street to each developable parcel prior to occupancy of any buildings within each developable parcel. All public roads shown on the Final Map shall be labeled as "Hereby Dedicated."
11. Meet with the Sanitary Sewer Planning Section of the Department of Public Works regarding the previously approved Summerlin Village 26 Wastewater Collection System Master Plan. All public sewer lines and manholes shall have paved, drivable access at all times. Comply with the recommendations of the Sanitary Sewer Planning Section.
12. Prior to the recordation of the Final Map for this site, meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this site.
13. All landscaping within public rights of way or common areas shall be maintained by the Master Developer or his designee. Encroachment Agreement approval shall be obtained from the City Council prior to installation of any private improvements 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.

14. If a Special Improvement District (SID) is proposed, the SID section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
15. Coordinate with the Clark County Department of Public Works to establish appropriate wall heights along the eastern perimeter of this site in order to comply with noise mitigation requirements as set forth in the Beltway Noise Mitigation Study. Provide documentation from Clark County to the City of Las Vegas Land Development Section that this condition has been satisfied prior to the submittal of any construction drawings.
16. A 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, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this 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.
17. 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.

18. The approval of all Public Works related improvements shown on this rezoning map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted Summerlin and/or City Standards must receive approval from the City Planning Commission or 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 November 18, 2015, 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,



Peter Lowenstein, AICP
Planning Manager
Case Planning Division

PL:nl

cc:

Bernin Anderson
PN II, Inc.
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