



**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
*Mayor*

LOIS TARKANIAN  
*Mayor Pro Tem*

STAVROS S. ANTHONY  
BOB COFFIN  
MICHELE FIORE  
CEDRIC CREAR  
WARD 2 (Vacant)

SCOTT D. ADAMS  
*City Manager*

DEPARTMENT OF PLANNING

**ROBERT SUMMERFIELD**  
DIRECTOR

**DEVELOPMENT  
SERVICES CENTER**

DEPARTMENT OF PLANNING

333 N. RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NV 89106  
702.229.6301 | VOICE  
702.474.7463 | FAX  
711 | TTY



cityoflasvegas  
lasvegasnevada.gov

May 15, 2019

Howard Hughes Company LLC  
10801 W. Charleston Blvd., 3rd Floor  
Las Vegas, Nevada 89135

**RE: TMP-76125 [PRJ-76091] - TENTATIVE MAP  
PLANNING COMMISSION MEETING OF MAY 14, 2019**

Dear Applicant:

The Planning Commission at a regular meeting held on May 14, 2019 voted to **APPROVE** a request for a Tentative Map FOR A 120-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 27.28 acres west of Sky Vista Drive, approximately 800 feet north of Alta Drive (APNs 137-33-501-001 and 137-28-000-003), P-C (Planned Community) Zone [SF3 (Single Family Detached) Summerlin Special Land Use Designation], Ward 2 (Vacant) [PRJ-76091].

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 maintenance by the Homeowner's Association.
7. Common Element "D" shall be a Public Sewer Easement with no trees or landscaping over three-feet tall. If not already wide enough, grant a sufficient Public Sewer Easement across the adjacent common lot from Common Element "D" to Sky Vista Drive.
8. Prior to the submittal of any construction drawings, meet with the Sanitary Sewer Planning section of the Department of Public Works to discuss the proposed sewer alignment to ensure it is in compliance with current City of Las Vegas standards.
9. Provide a pedestrian access to Sky Vista Drive. Common Element "H" is preferred, but Common Element "D" may also be used to satisfy this condition.
10. Meet with the Fire Protection Engineering Section of the Department of Fire Services to discuss fire requirements for this Site Plan Prior to submittal of construction drawings for this site.
11. All landscaping 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.

12. 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, submittal of any construction drawings or the submittal of a Map subdividing this site, 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.
13. Site development to comply with all applicable conditions of approval for Summerlin Village 24B and all other applicable site-related actions.
14. 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.

This action by the Planning Commission on **May 14, 2019** 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 <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **May 21, 2019**. 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  
Sr. Management Analyst  
Case Planning Division

EM:nl

**TMP-76125 [PRJ-76091] - Page Four**  
**May 15, 2019**

cc:

PN II, Inc.  
7255 South Tenaya Way, Ste. 200  
Las Vegas, Nevada 89113

Ms. Cindie Gee  
GCW, Inc.  
1555 South Rainbow Blvd.  
Las Vegas, Nevada 89155