



**LAS VEGAS
CITY COUNCIL**

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WARD 2 (Vacant)

SCOTT D. ADAMS
City Manager

June 12, 2019

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

**RE: TMP-76354 [PRJ-76193] - TENTATIVE MAP
PLANNING COMMISSION MEETING OF JUNE 11, 2019**

Dear Applicant:

The Planning Commission at a regular meeting held on June 11, 2019 voted to **APPROVE** a request for a Parent Tentative Map FOR A 25-PARCEL MASTER PLANNED VILLAGE WITH DEVIATIONS OF THE SUMMERLIN IMPROVEMENT STANDARDS on 534.99 acres at the northwest corner of Far Hills Avenue and Fox Hill Drive (Lots 1 and 2 of File 124 Page 51 of Parcel Maps), P-C (Planned Community) Zone, Ward 2 (Vacant) [PRJ-76193].

This approval is subject to the following amended 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. Conformance to the conditions of approval of the Summerlin West General Development Plan (MDR-72841) and Summerlin Village 25 Development Plan (MDR-75107) as amended by a Minor Modification.
3. Development shall conform to the Summerlin West Development Agreement (DA-0001-96) and Summerlin Development Standards.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. 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.

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

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cityoflasvegas
lasvegasnevada.gov

6. 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.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. 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.
9. 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.
10. 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.

11. Final Maps may not record until *bonds are posted* for each roadway included in the related Final Map is approved.
12. Dedicate appropriate public street rights-of-way and construct public and private streets in accordance with Summerlin Development Improvement Standards.
13. Grant minimum 20-foot wide public sewer easements for all proposed public sewers not located within a public street. All public sewer easements must have paved drivable access to all public sewer manholes. No trees or vegetation over three 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". Easement widths may need to be widened on Parcels "B", "X", "II", COS-1 and COS-2 and shall match construction plans approved by the Sanitary Sewer Section of the Department of Public Works.
14. Prior to submitting construction drawings for Park Drift Trail, a Master Sewer study must be approved for Summerlin Village 30.
15. Bonds for monuments associated with this map may be required prior to the recordation of a Final Map for this site.
16. 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.
17. 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.
18. Per MDR-75107 Condition #10, a master 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.

19. Per MDR-75107 Condition #11, a Master 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.

20. 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. Although this site shows substandard roadway radii that are conceptually approved, no deviations from adopted City Standards shall be allowed unless appropriate mitigation is provided and 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. 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.

This action by the Planning Commission on **June 11, 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 **June 18, 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

cc:

Ms. Jennifer Veras
GCW, Inc.
1555 S. Rainbow Blvd.
Las Vegas, Nevada 89146