

# DEPARTMENT OF COMMUNITY DEVELOPMENT

## Application/Petition Form & Statement of Financial Interest



**Case Type** (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Land Use Modification

**Project Address** (Location) Park Drift Trail and Sunset Run Drive

**Project Name** ESA at Summerlin Village 27 Parcel L **Proposed Use** Residential

**Assessor's Parcel #(s)** 137-21-513-001, 137-22-111-006 & 137-15-411-002 **Ward #** \_\_\_\_\_

**General Plan:** Existing AA Proposed SFSD **Zoning:** Existing P-C Proposed P-C

**Additional Information** \_\_\_\_\_

**Property Owner** KLLB BUY 4 LLC **Contact** \_\_\_\_\_

**Address** 6900 E. Camelback Road Suite 800 **City** Scottsdale **State** AZ **Zip** 85251

**E-mail** \_\_\_\_\_ **Phone** 480-447-9591

**Applicant** Taylor Morrison **Contact** Scott Anderson

**Address** 1985 Festival Plaza Drive Suite 200 **City** Las Vegas **State** NV **Zip** 89135

**E-mail** scoanderson@taylormorrison.com **Phone** 702-273-3097

**Representative** RCI Engineering **Contact** Amy Graybill

**Address** 500 South Rancho Drive Suite 17 **City** Las Vegas **State** NV **Zip** 89106

**E-mail** agraybill@rcinevada.com **Phone** 702-453-0800

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company? ☐ Yes ☒ No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

**City Official** \_\_\_\_\_ **Partner(s)** \_\_\_\_\_

**Partner(s)** \_\_\_\_\_

- I certify that I am the applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies, false information or incomplete application may cause the application to be rejected. I further certify that I am the owner or purchaser (or option holder) of the property involved in the application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature below.
- Application will not be deemed complete until the submitted materials have been reviewed by Department of Planning for consistency with the Zoning Ordinance.

**Property Owner Signature** Tricia Tiernan

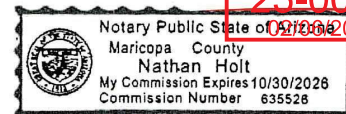
An authorized agent may sign in lieu of the property owner for Final Maps, Tentative Maps and Parcel Maps

**Print Name** Tricia Tiernan - Authorized Signatory

Subscribed and sworn before me

This 17 day of December, 2021

Notary Public in and for said County and State



PROJECT #	3195.0005
APPROVED BY	CSZ
CHECKED BY	CSZ
DESIGNED BY	RSP
DRAWN BY	SSC
VERT. SCALE	N/A
HORIZ. SCALE	N/A

**OWNER:**  
THE HOWARD HUGHES COMPANY LLC  
1700 S PAVILION CENTER DRIVE SUITE 250  
LAS VEGAS, NV, 89135

DEVELOPER:  
**iii** taylor morrison.

**DESIGN ENGINEER:**

**RCI ENGINEERING**  
500 SOUTH MARCO DRIVE, SUITE 12, LAS VEGAS, NV 89106

### LEGAL DESCRIPTION

## BASIS OF BEARINGS

**BENCHMARK**  
CITY OF LAS VEGAS BENCHMARK NO. 71WD02724  
A BRICK AND PLATE IN THE TOP OF CURB AT THE SOUTHEAST CORNER  
OF FAR HILLS AVE AND RECENT FOOTHILLS DR.  
ELEVATION = 1,016.82 METERS  
ELEVATION = 3335.36 US SURVEY FEET (MM02708)

**LEGEND**

ROADWAY	CEMENTALINE
RAILROAD	GAUGE LINE
MAJOR DITCH	MAJOR DITCH
MINOR DITCH	MINOR DITCH
PROPOSED PUBLIC UTILITY LINE	PROPOSED PUBLIC UTILITY LINE
EXISTING PUBLIC UTILITY LINE	EXISTING PUBLIC UTILITY LINE
PROPOSED FIRE HYDRANT	PROPOSED FIRE HYDRANT
EXISTING FIRE HYDRANT	EXISTING FIRE HYDRANT
PROPOSED SIDEWALK	PROPOSED SIDEWALK
EXISTING SIDEWALK	EXISTING SIDEWALK
PROPOSED STREET LIGHT	PROPOSED STREET LIGHT
EXISTING STREET LIGHT	EXISTING STREET LIGHT
PROPOSED CONCOURSE	PROPOSED CONCOURSE
EXISTING CONCOURSE	EXISTING CONCOURSE
PROPOSED LOT	PROPOSED LOT
EXISTING LOT	EXISTING LOT
PROPOSED RAIL OF GARE	PROPOSED RAIL OF GARE
EXISTING RAIL OF GARE	EXISTING RAIL OF GARE
PROPOSED SIDEWALK	PROPOSED SIDEWALK
EXISTING SIDEWALK	EXISTING SIDEWALK
PROPOSED SQUARE FEET	PROPOSED SQUARE FEET
EXISTING SQUARE FEET	EXISTING SQUARE FEET
PROPOSED CHANGING ROOM	PROPOSED CHANGING ROOM
EXISTING CHANGING ROOM	EXISTING CHANGING ROOM

FOLLOWING IS A LIST OF CITY OF LAS VEGAS RESIDENTIAL HOME TYPES BEING UTILIZED:

- CUL-DE-SAC RADIUS REDUCTION TO 40.5' BACK OF CURB AND ALLOW SUCH TO OCCUR UP TO 660' IN LENGTH.
- 30' TO 37.5' TO R, WITH PARKING ON BOTH SIDES TO BACK OF CURB
- 30' TO 37.5' TO R, WITH PARKING ON ONE SIDE AND THROUGH TRAFFIC STREETS IN COMPLIANCE WITH THE 1995 URBAN DESIGN STANDARDS.

### DEVELOPMENT STANDARDS

	REQUIRED	PROVIDED
2 SPACES PER LOT	774	774
GUEST PARKING 1 PER 6 LOTS	65	364
<b>TOTAL</b>	<b>839</b>	<b>1,138</b>

[illegible]

UNITED STATES DEPARTMENT OF JUSTICE  
FEDERAL BUREAU OF INVESTIGATION  
WASHINGTON, D. C. 20535

DATE OF REPORT: 11/11/2002  
REPORT NUMBER: 100-441107-1000

TO: DIRECTOR, FBI (100-441107)  
FROM: SAC, NEW YORK (100-100000) (P)  
SUBJECT: [REDACTED] (P)  
RE: [REDACTED] (P)

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SEWER CONTRIBUTION = 0.0089 A.S.  
BUILDING DEMANDS TO COMPLY WITH :  
OF APPLICANT NAMED.  
SEWER WATER TO SURFACE DRAIN ON STREET'S 40 IN. SLOW DRAIN  
THIS DEVELOPMENT IS SUBJECT TO ITS VIABILITY AS THIS TREATMENT MAP  
HAS REQUIREMENTS FOR SEWER LINES 27 IN. DIAMETER BY  
FEMA FIRM MAP# 2005232C1E DATED SEPTEMBER 27, 2002  
ALL INTERIOR SEWER AND WASH MAINS ARE 8" UNLESS OTHERWISE SHOWN.  
ALL INTERIOR STREETS ARE PRIVATE.

ALL THE ABOVE IS TO BE INTERPRETED AS THE FOLLOWING: THIS SUBDIVISION WILL HAVE TO MAINTAIN LANDSCAPING IN PERMANENCY BY THE HOME OWNER'S ASSOCIATION.

PRIVATE OUTSIDE STREETS ARE CITY OF LAS VEGAS PUBLIC UTILITY EASEMENTS. PUBLIC UTILITY EASEMENTS, AND PUBLIC OUTSIDE EASEMENTS, SURFACE TO BE PRIVATELY MAINTAINED BY THE HOMEOWNERS ASSOCIATION.

FRONT  
3'-5" OR 18"  
M  
J  
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CORNER SIDE

FRONT ENTRY GARAGE DOOR  
LIVING  
POUCH/BALCONY  
REAR  
SEC.  
CORNER SIDE

INTERVAL= 24  
MEAN ACCESS= 5 (0.3 IACI)  
TOTAL OF UNCS= 22.5

MODEL:  
INTERVAL STREET INTERSECTIONS= 16  
CUL-DE-SACS= 8  
TOTAL OF ROADS= 26  
LINES/POLY= 15.2/28

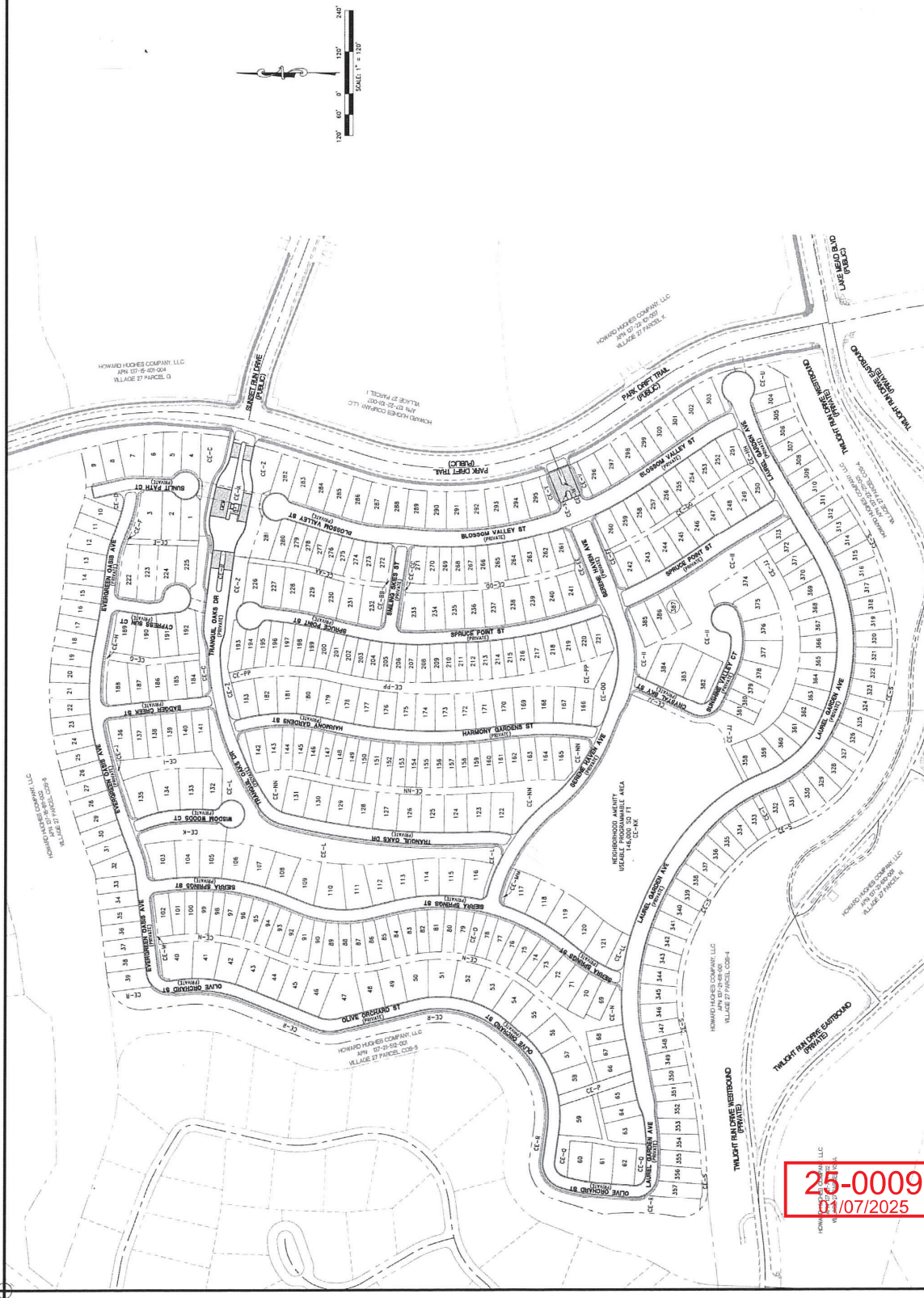
AND USE INFORMATION:		SHEET INDEX	
NO.	NAME	SHEET NO.	STANDARD DESCRIPTION
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	DETAILS AND SCHEMES
Ta-16	20023 DETAIL 16 (0)
Ta-17	20023 DETAIL 17 (0)
Ta-18	20023 DETAIL 18 (0)
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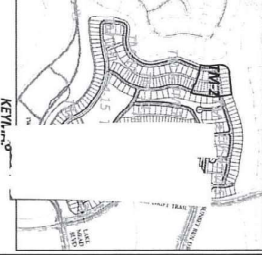
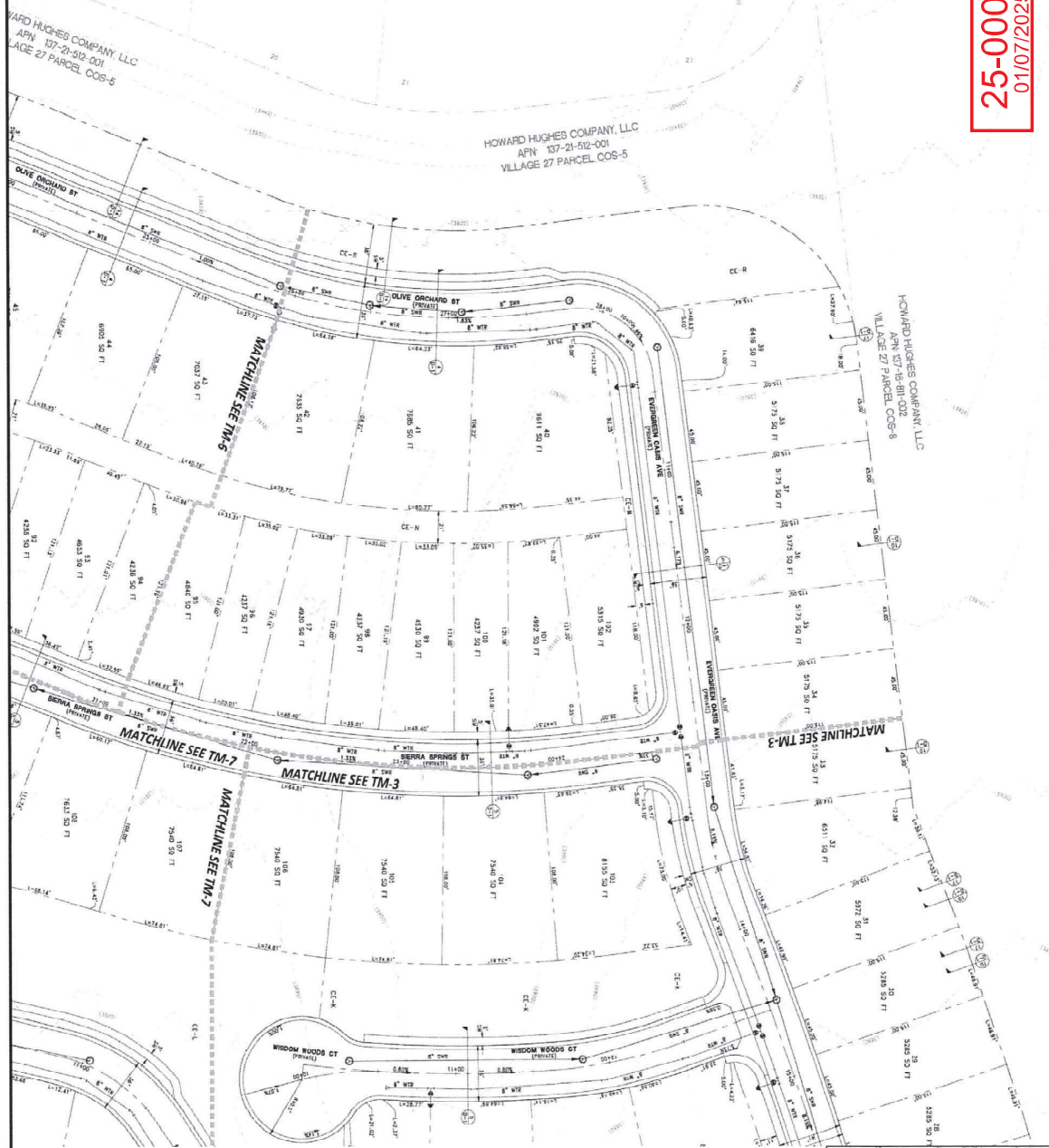
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25-0009  
01/07/2025

25-0009  
01/07/2025



TM-2  
SHEET 2 OF 2

TENTATIVE MAP  
EAS  
SUMMERLIN VILLAGE 27 PARCEL L  
TENTATIVE MAP (SHEET 1 OF 19)  
CITY OF LAS VEGAS

**taylor morrison.**

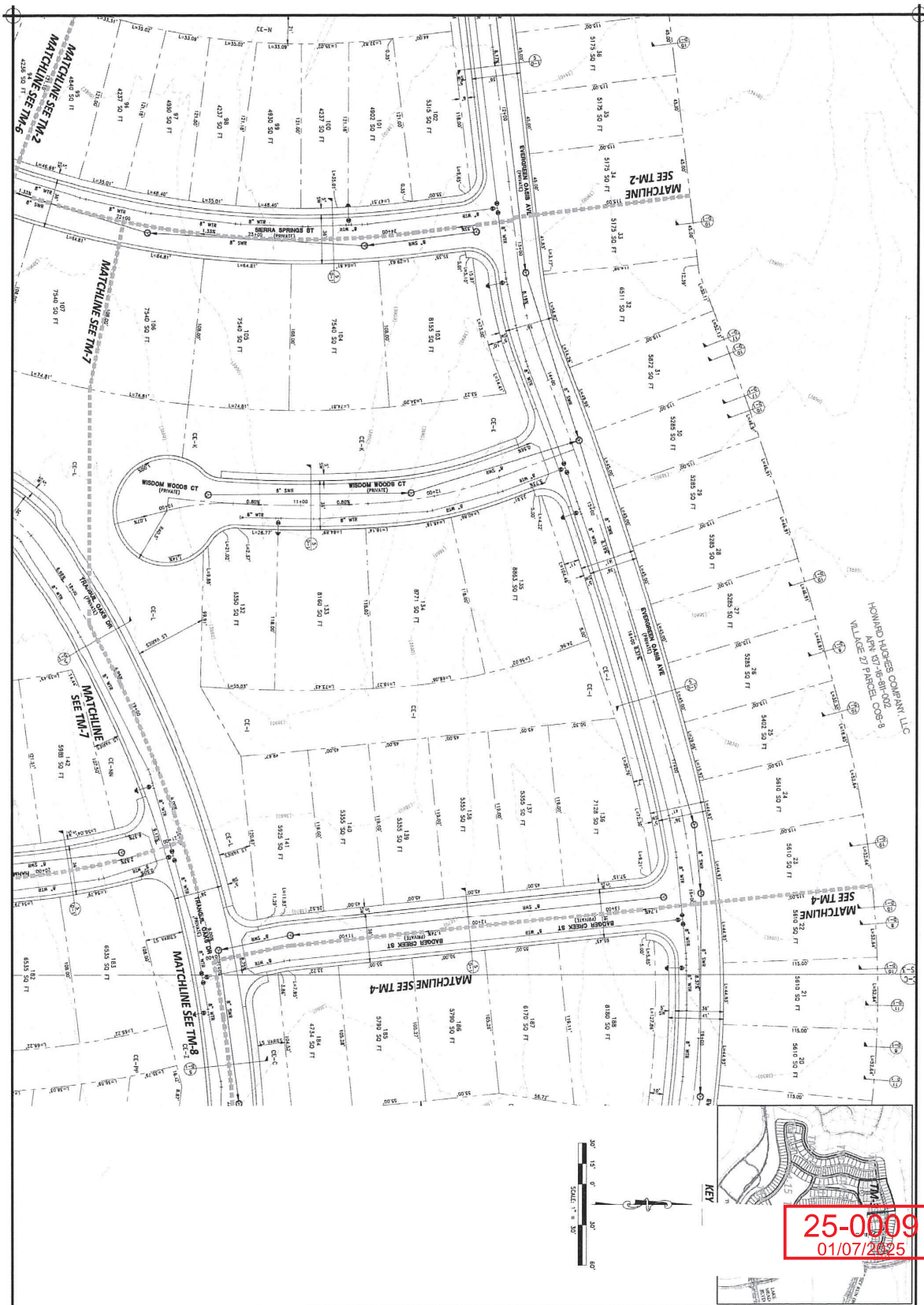
1805 FESTIVAL PLAZA DR  
SUITE 200  
LAS VEGAS, NV 89135  
PHONE 702-264-4000  
FAX 702-264-7445



**RCI ENGINEERING**  
505 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89156  
MAIN 702-453-0800 FAX 702-453-0801

DATE August 01, 2024  
PROJECT 25-0009  
SHEET 2 OF 2  
DESIGNED BY: JMM  
CHECKED BY: JMM  
APPROVED BY: JMM  
PROJECT # 25-0009





**TM-3**  
SHEET 2 OF 27

TENTATIVE MAP  
EAS  
SUMMERLIN VILLAGE 27 PARCEL L  
TENTATIVE MAP (SHEET 2 OF 19)  
CITY OF LAS VEGAS

**taylor morrison.**  
1969 FESTIVAL PLAZA DR  
SUITE 102  
LAS VEGAS, NV 89135  
PHONE: 702-433-8500  
FAX: 702-433-2445

**RCI ENGINEERING**  
300 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89108  
MAIN: 702.433.0800 FAX: 702.433.0811

DATE: August 20, 2024  
WORK SCALE: 1"=50'  
VERT. SCALE: N/A  
DRAWN BY: SAC  
DESIGNED BY: SAC  
CHECKED BY: EXT  
APPROVED BY: SAC  
PROJECT # 25-0009

25-0009  
01/07/2025

TM-4


DATE: 08/01/2024

BY: [Signature]

CHECKED BY: [Signature]

PROJECT # 25-0009

TENTATIVE MAP  
FAS  
SUMMERLIN VILLAGE 27 PARCEL 1  
TENTATIVE MAP (SHEET 3 OF 19)

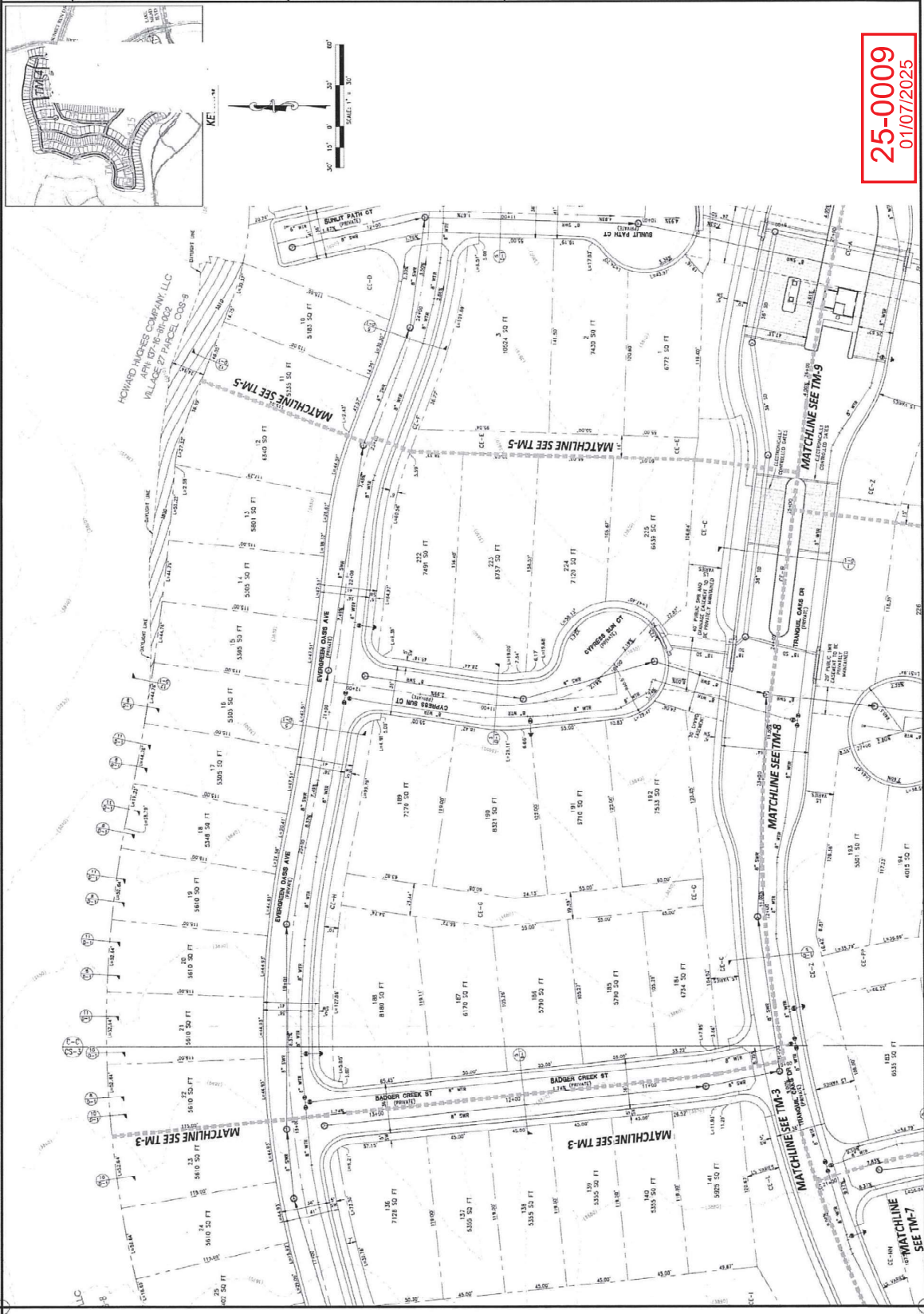
**taylor  
morrison**

1985 TAYLOR, P.L.L.C.  
SUITE 200  
10000 W. LAS VEGAS BLVD.  
LAS VEGAS, NV 89135  
TEL: 702.433.1145

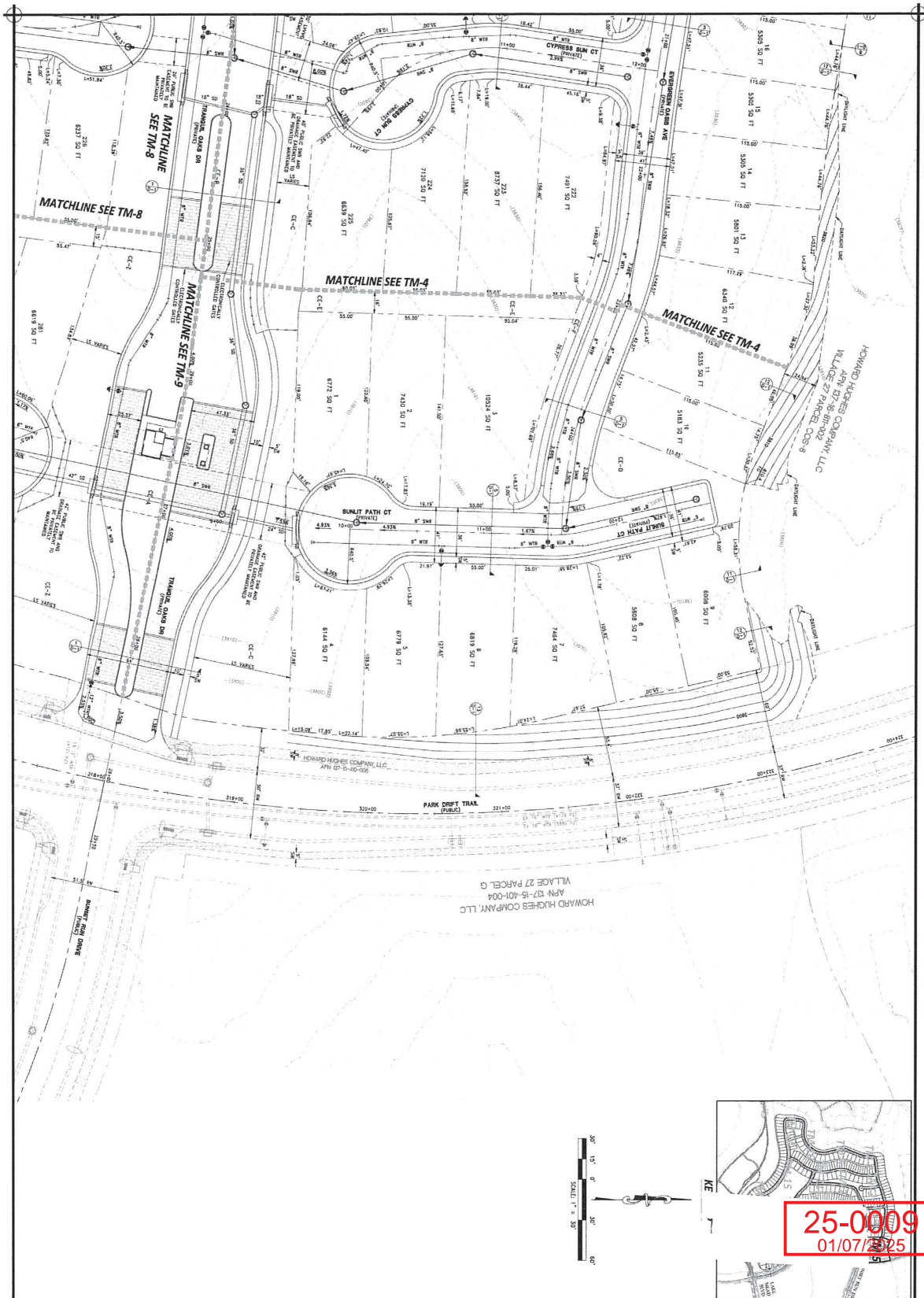
**RCI ENGINEERING**

500 SOUTH BURNING WOOD DRIVE, SUITE 110 LAS VEGAS, NV 89155  
TEL: 702.433.0001

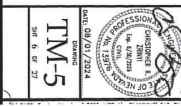
DATE: August 01, 2024  
DRAWN BY: JAC  
CHECKED BY: JAC  
PROJECT # 25-0009







25-0009  
01/07/2025



TENTATIVE MAP  
EAS  
SUMMERLIN VILLAGE 27 PARCEL L  
TENTATIVE MAP (SHEET 4 OF 19)  
CITY OF LAS VEGAS NEVADA



1985 FESTIVAL PLAZA DR  
SUITE 200  
LAS VEGAS, NV 89135  
PHONE: 702-453-0800  
FAX: 702-453-2445



**RCI ENGINEERING**  
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106  
MAIN: 702.453.0800 FAX: 702.453.0801

DATE: August 01, 2024  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'  
DRAWN BY: JSC  
DESIGNED BY: JSC  
CHECKED BY: JSC  
APPROVED BY: JSC  
PROJECT #: 250009

PROJECT # 181810005  
DRAWN BY: JLC  
CHECKED BY: JLC  
DESIGNED BY: JLC  
DATE: 01/07/2025  
SCALE: 1"=50'  
SHEET: 7 OF 27

**RCL ENGINEERING**  
3001 SOUTH MACHADO DRIVE, SUITE 11, LAS VEGAS, NV 89104  
PHONE: 702-433-0200 FAX: 702-433-0201  
WWW.RCL-ENGINEERING.COM



100% EXISTING MAP  
LSD: 702-433-0200  
LSD: 702-433-0200  
LSD: 702-433-0200

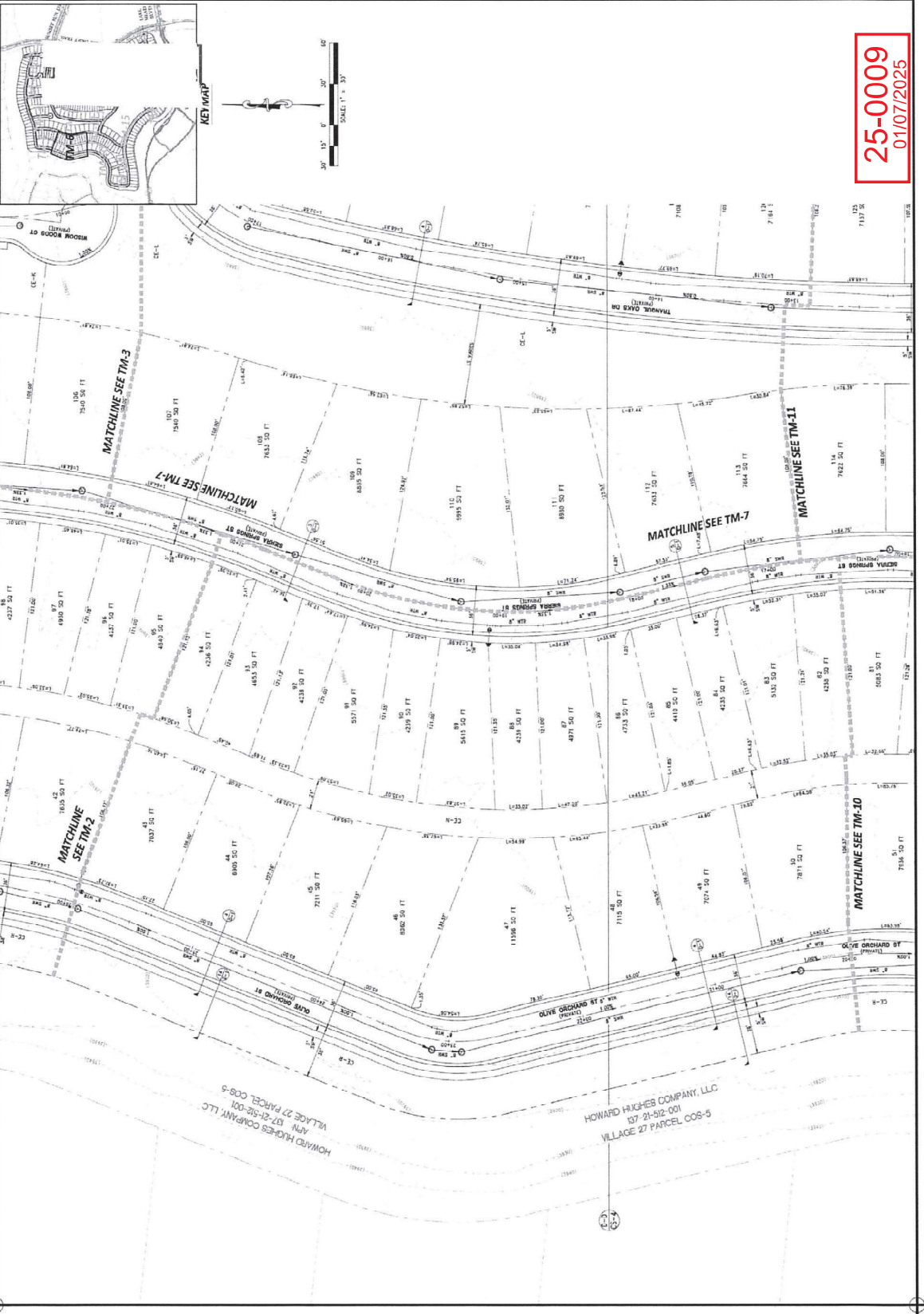
**taylor morrison**  
100% EXISTING MAP  
LSD: 702-433-0200  
LSD: 702-433-0200  
LSD: 702-433-0200

TENTATIVE MAP  
EAS  
SUMMERLIN VILLAGE 27 PARCEL 1  
TENTATIVE MAP (SHEET 5 OF 19)



**TM-6**  
DATE: 01/07/2025  
SHEET: 7 OF 27

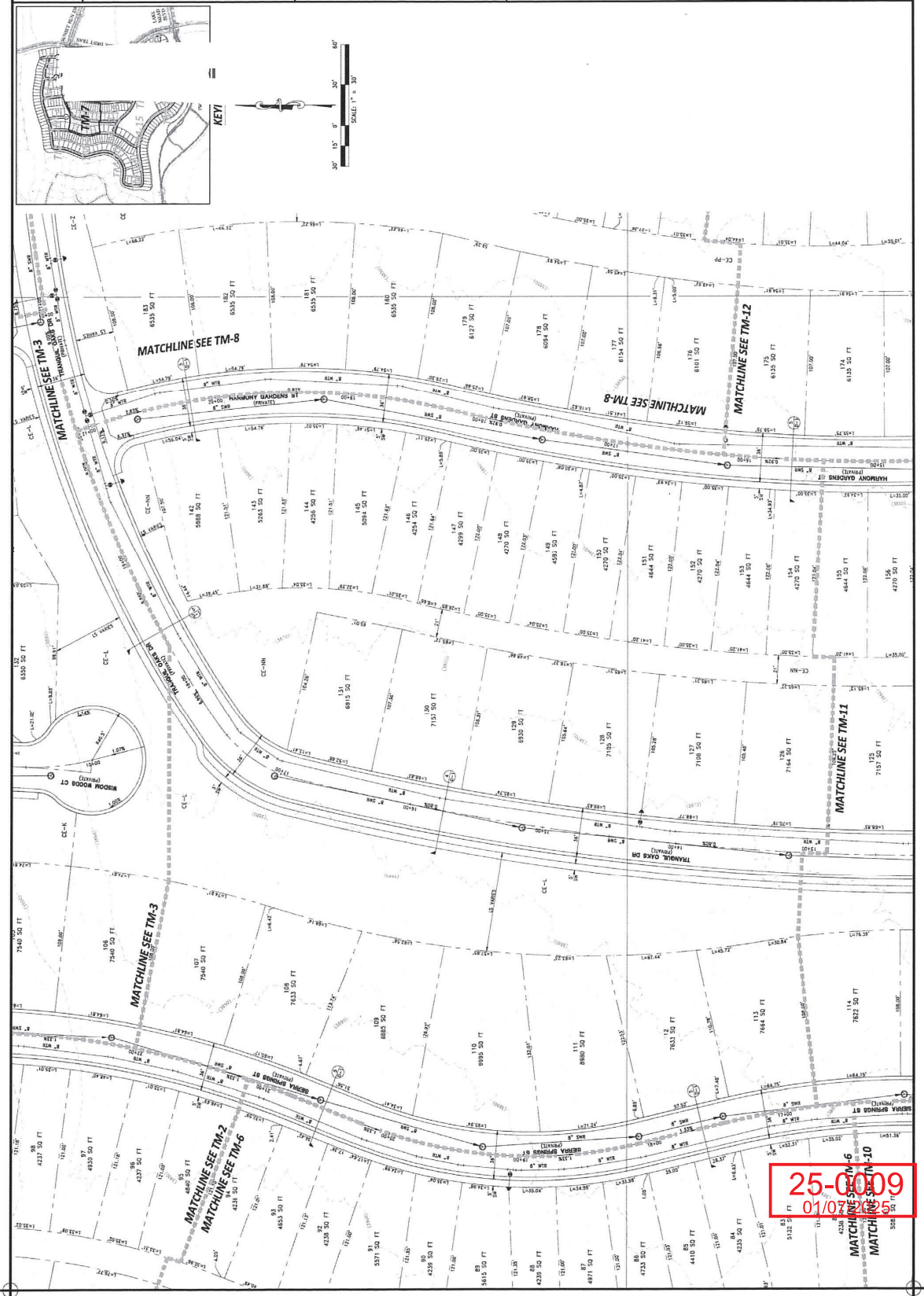
**25-0009**  
01/07/2025



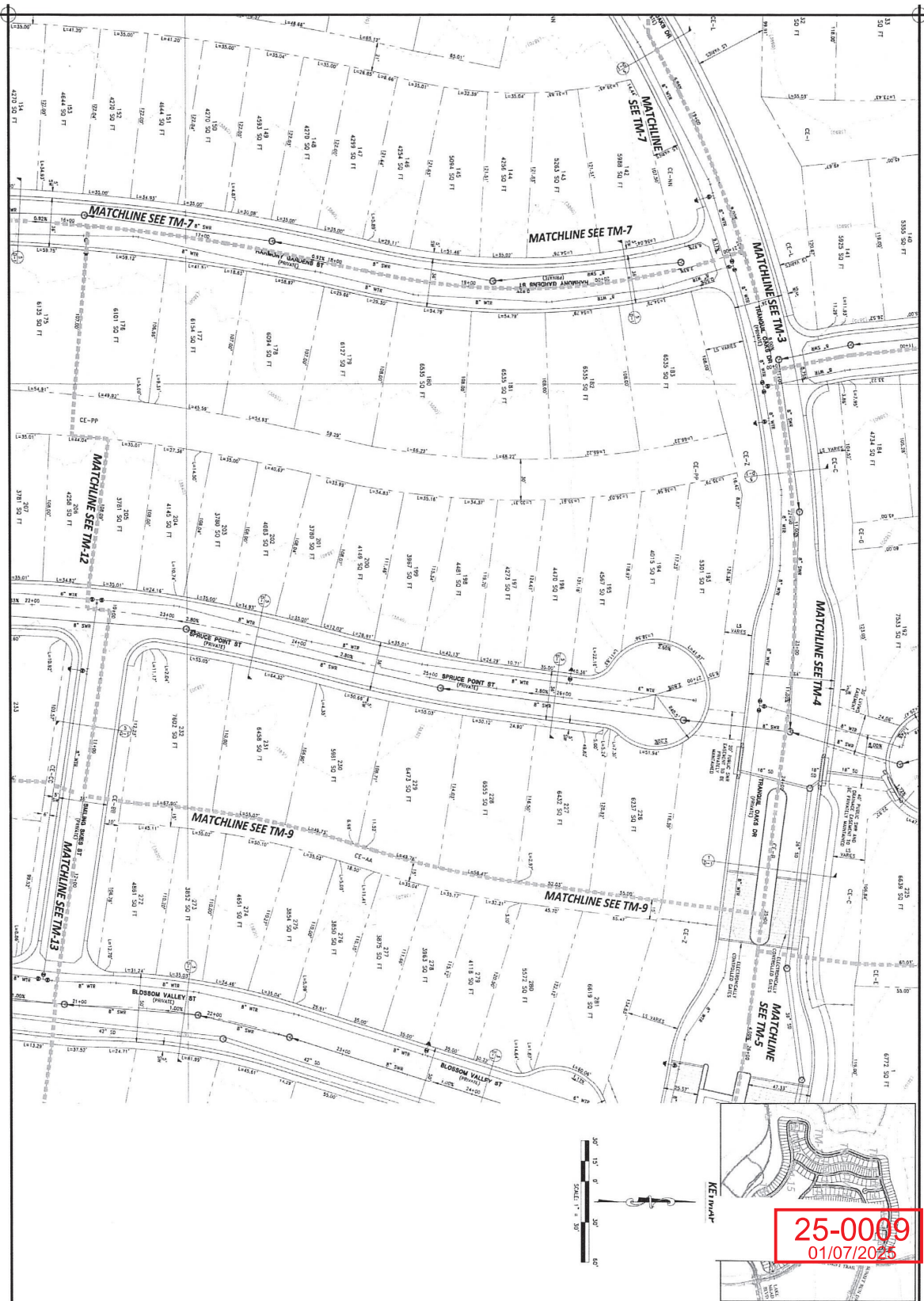
HOWARD HUGHES COMPANY, LLC  
137-21-512-001  
VILLAGE 27 PARCEL C05-5

HOWARD HUGHES COMPANY, LLC  
137-21-512-001  
VILLAGE 27 PARCEL C05-5





25-0009  
01/07/2018



**25-0009**  
01/07/2025

**TM-8**  
SHEET 8 OF 27

TENTATIVE MAP  
EAS  
SUMMERLIN VILLAGE 27 PARCEL L  
TENTATIVE MAP (SHEET 7 OF 19)  
CITY OF LAS VEGAS

**taylor morrison.**

1405 FESTIVAL PLAZA DR  
LAS VEGAS, NV 89115  
PHONE 702-243-4200  
FAX 702-243-4201



**RCI ENGINEERING**  
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106  
PHONE 702-453-0800 FAX 702-453-0801

DATE: August 25, 2024  
SHEET SCALE: 1"=40'  
DRAWN BY: JSC  
DESIGNED BY: JSC  
CHECKED BY: JSC  
APPROVED BY: JSC  
PROJECT # 25-0009





25-0009  
01/07/2025

TM-9  
SHEET 18 OF 27

TENTATIVE MAP  
EAS  
SUMMERLIN VILLAGE 27 PARCEL L  
TENTATIVE MAP (SHEET 8 OF 19)  
CITY OF LAS VEGAS

**taylor morrison**

1805 FESTIVAL PLAZA DR  
SUITE 300  
LAS VEGAS, NV 89155  
PHONE: 702-433-1000  
FAX: 702-581-2445



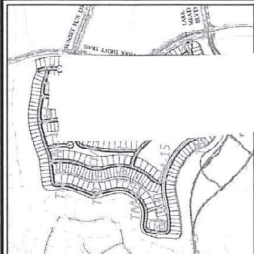
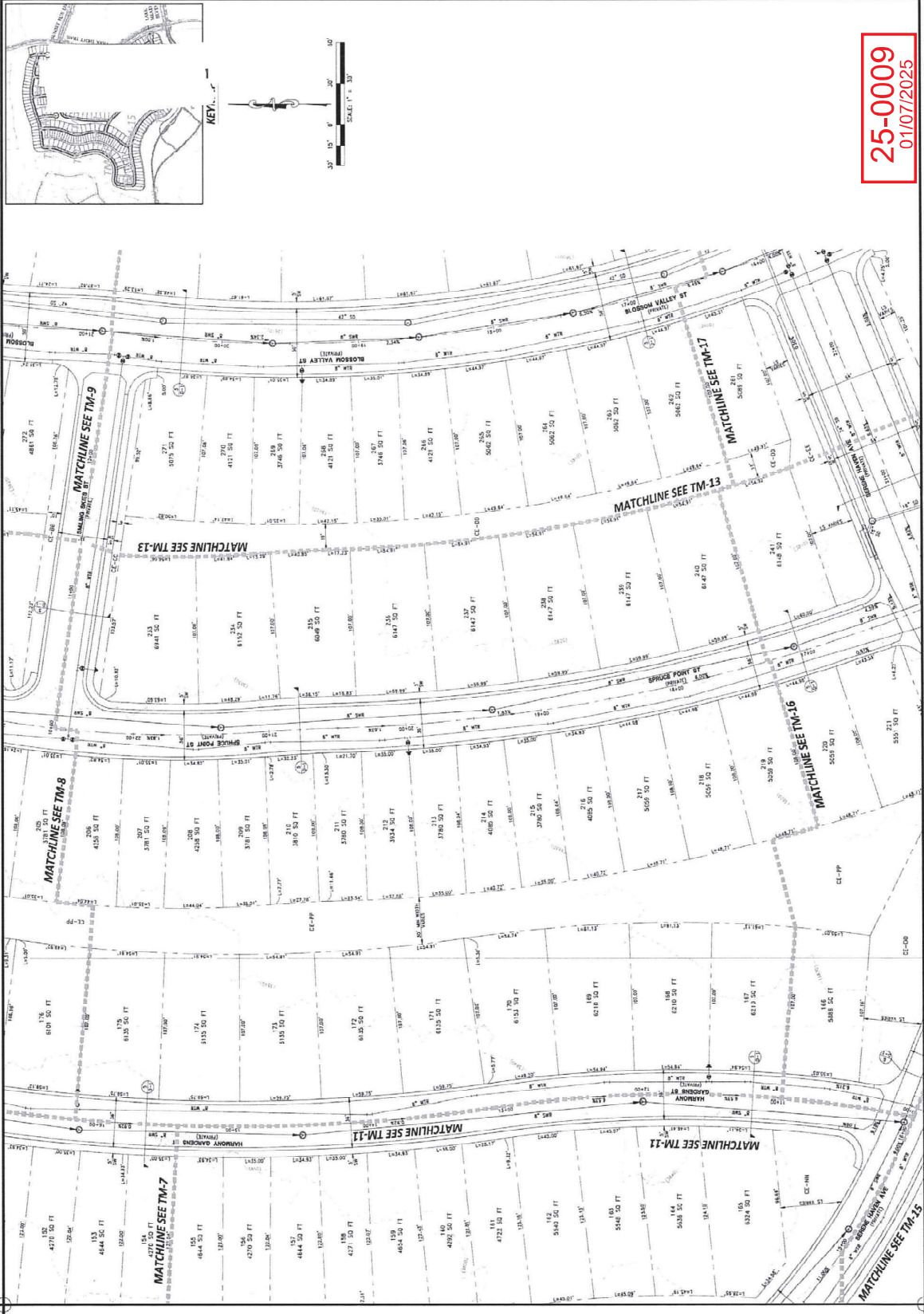
**RCI ENGINEERING**  
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89108  
MAIN: 702.433.0900 FAX: 702.433.0901

DATE: August 01, 2024  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'  
DRAWN BY: JMC  
DESIGNED BY: EPP  
CHECKED BY: CFE  
PROJECT #: 2188.0005





25-0009  
01/07/2025



PROJECT # 25-0009  
APPROVED BY: [Signature]  
DATE: 08/17/2024

**RCI ENGINEERING**  
3007 SOUTH RICHMOND DRIVE, SUITE 11, LAS VEGAS, NV 89102  
PHONE: 702.438.0000 FAX: 702.438.0001  
WWW.RCIENGINEERING.COM

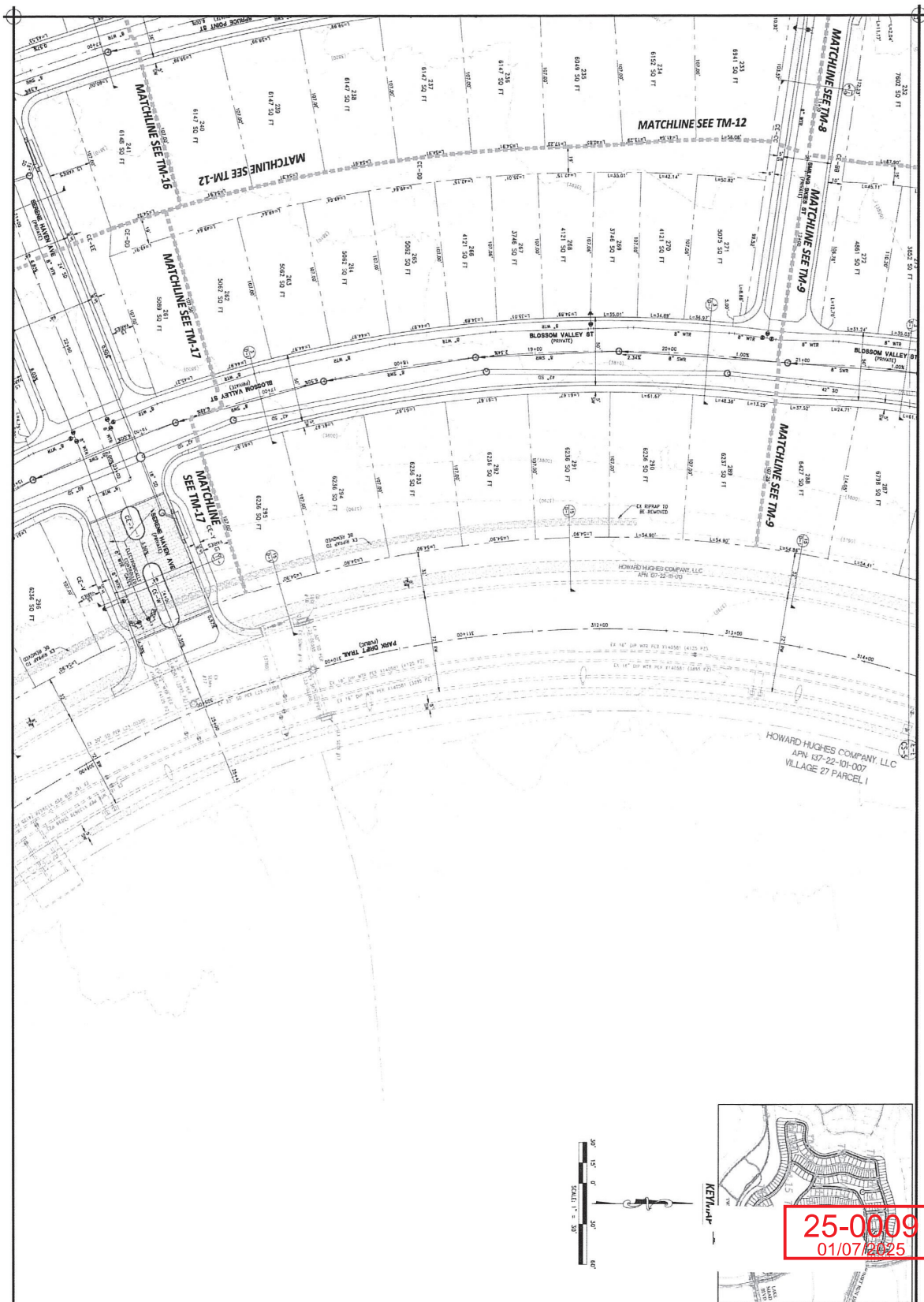
**taylor morrison**  
1685 CENTRAL AVENUE, SUITE 200  
LAS VEGAS, NV 89102  
PHONE: 702.438.0000 FAX: 702.438.0001  
WWW.TAYLORMORRISON.COM

TENTATIVE MAP  
FAS  
SUMMERLIN VILLAGE 27 PARCEL 1  
TENTATIVE MAP (SHEET 11 OF 19)  
CITY OF LAS VEGAS

**TM-12**  
SHEET 11 OF 27  
DATE: 08/17/2024

**25-0009**  
01/07/2025





25-0009  
01/07/2025

TM-13  
SHEET 13 OF 27

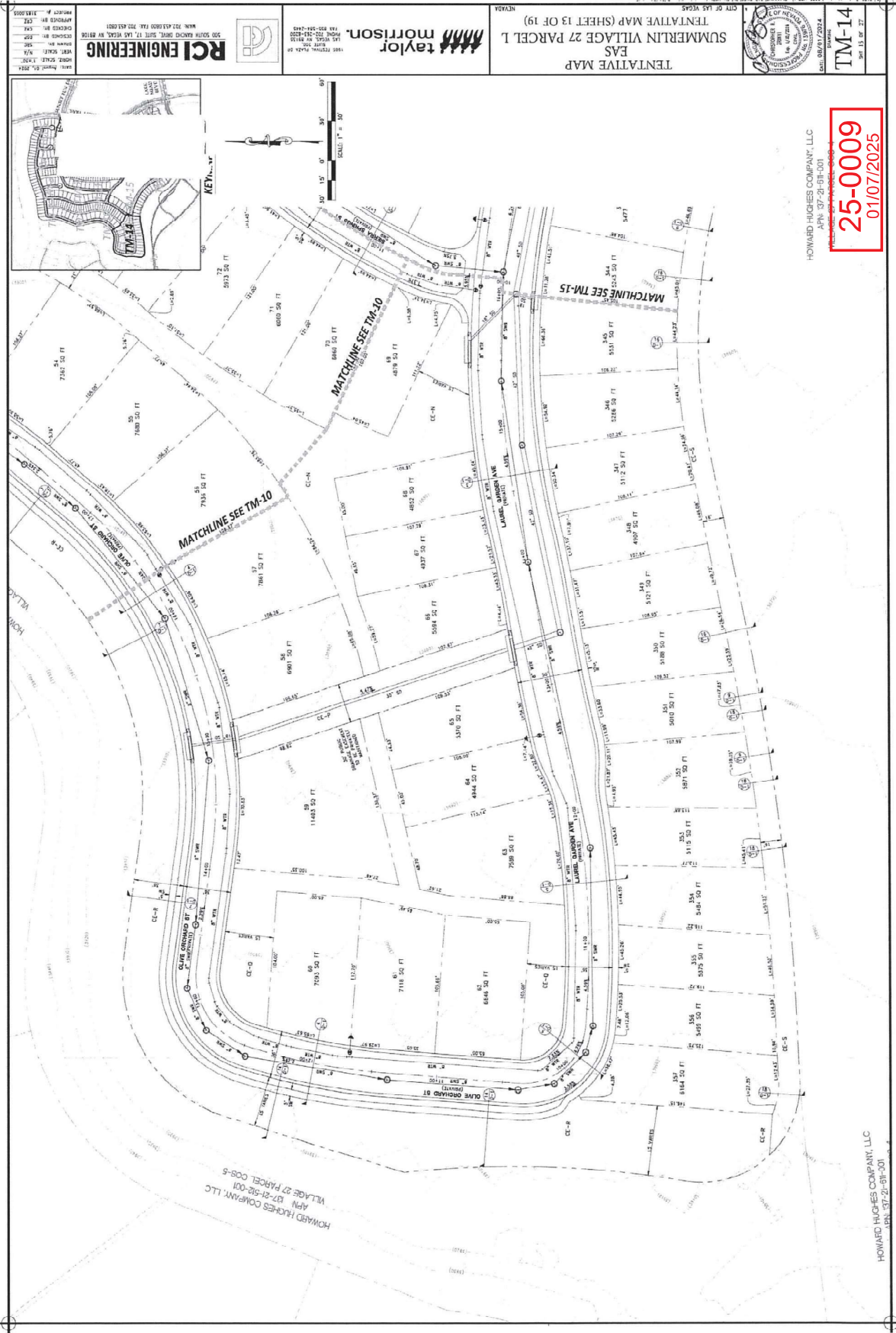
TENTATIVE MAP  
EAS  
SUMMERLIN VILLAGE 27 PARCEL L  
TENTATIVE MAP (SHEET 12 OF 19)  
CITY OF LAS VEGAS

**taylor morrison.**  
1985 FESTIVAL PLAZA DR  
SUITE 200  
LAS VEGAS, NV 89103  
PHONE: 702-254-8200  
FAX: 702-584-2445



**RCI ENGINEERING**  
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106  
MAIN: 702.453.0800 FAX: 702.453.0801

DATE: August 01, 2024  
HORIZ. SCALE: 1"=30'  
VERT. SCALE: 1"=5'  
DRAWN BY: JMS  
DESIGNED BY: JMS  
CHECKED BY: JMS  
APPROVED BY: JMS  
PROJECT #: 2183.0005



PROJECT # 1183.0003  
APPROVED BY: CSE  
DESIGNED BY: CSE  
CHECKED BY: CSE  
DATE: 01/07/2025  
SCALE: 1"=300'  
SHEET: 11 OF 27

**RCL ENGINEERING**  
3000 SOUTH RANCH DRIVE, SUITE 117, LAS VEGAS, NV 89135  
TEL: 702.433.0000 FAX: 702.433.0001  
WWW.RCL-ENGINEERING.COM

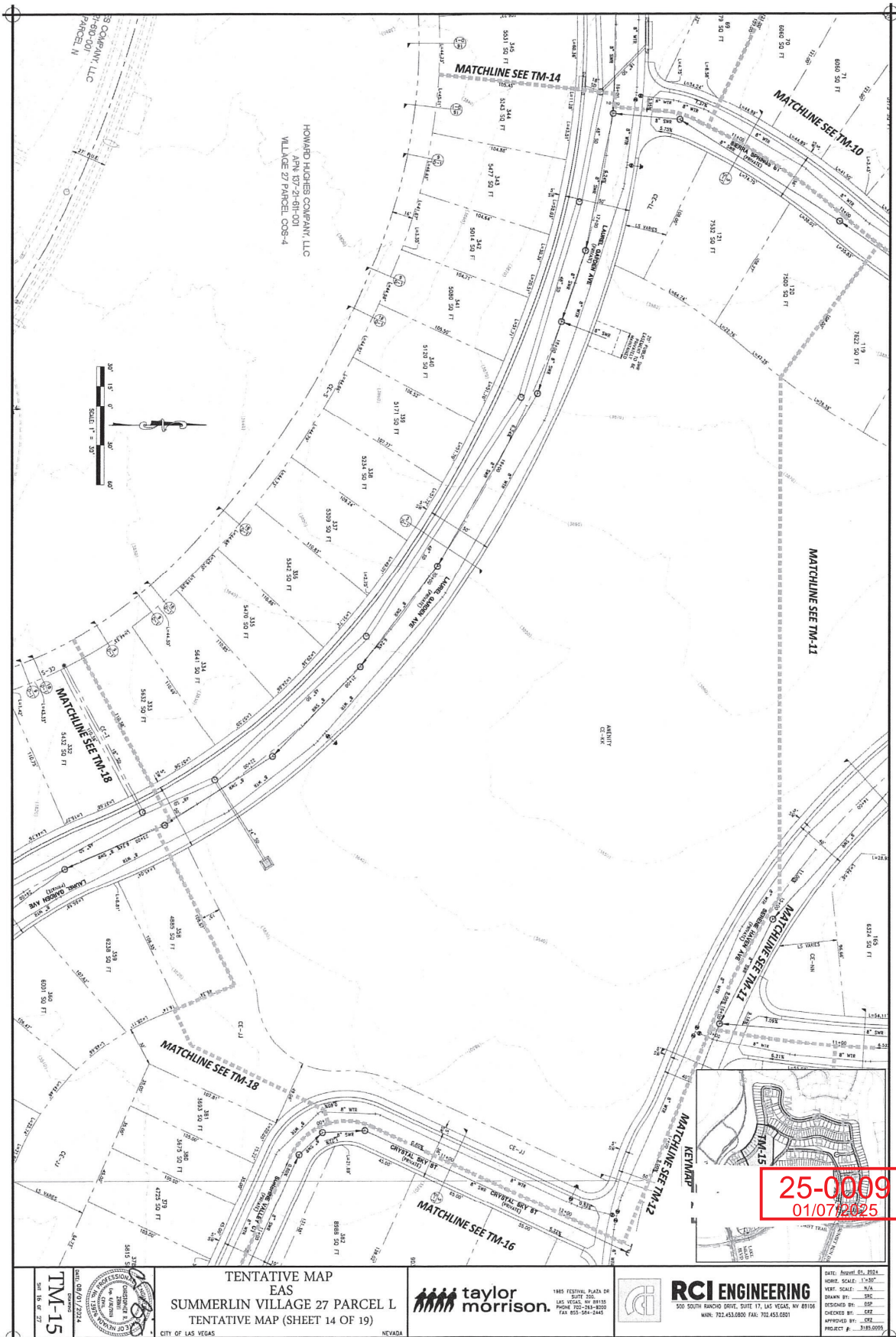
**taylor morrison**  
1885 TITANUM, SUITE 200  
LAS VEGAS, NV 89166  
TEL: 702.734.4400 FAX: 702.734.4403  
WWW.TMORRISON.COM

**CITY OF LAS VEGAS**  
TENTATIVE MAP (SHEET 13 OF 19)  
EAS  
SUMMERLIN VILLAGE 27 PARCEL 1  
NEVADA

**TM-14**  
01/07/2025  
HOWARD HUGHES COMPANY, LLC  
APN: 07-21-512-001  
10N-37-21-51-301

25-0009  
01/07/2025





**TM-15**  
SHEET 15 OF 27

TENTATIVE MAP  
EAS  
SUMMERLIN VILLAGE 27 PARCEL L  
TENTATIVE MAP (SHEET 14 OF 19)  
CITY OF LAS VEGAS

**taylor morrison.**

1805 FESTIVAL PLAZA DR  
SUITE 200  
LAS VEGAS, NV 89135  
PHONE: 702-734-8500  
FAX: 702-734-2445



**RCI ENGINEERING**  
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106  
MAIN: 702.453.0800 FAX: 702.453.0801

DATE: August 01, 2024  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: N/A  
DRAWN BY: JMS  
DESIGNED BY: ESP  
CHECKED BY: LSP  
APPROVED BY: CDE  
PROJECT #: 25-0009



25-0009  
01/07/2025

TENTATIVE MAP  
FAS  
SUMMERLIN VILLAGE 27 PARCEL 1  
TENTATIVE MAP (SHEET 15 OF 15)

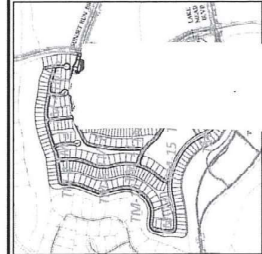
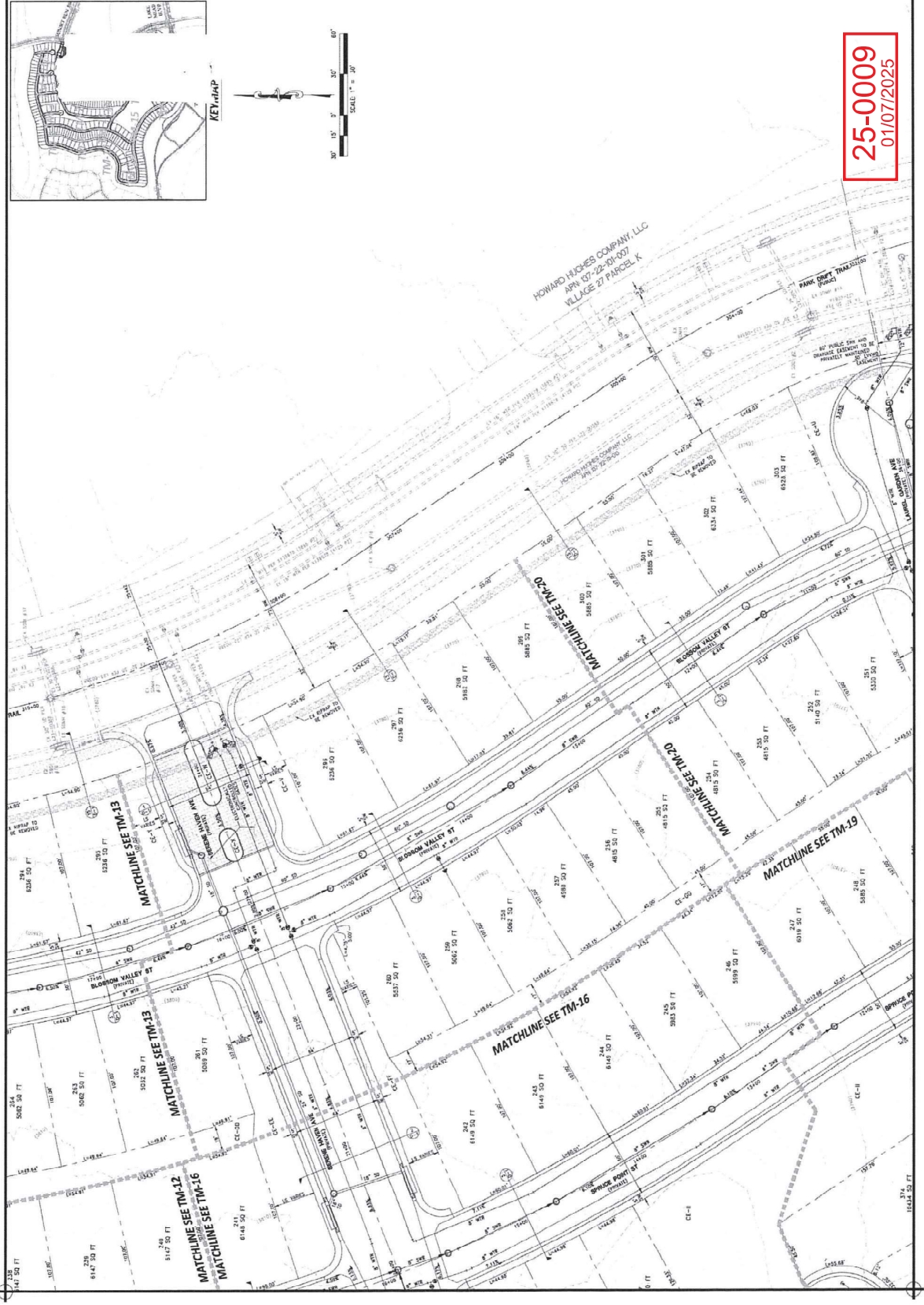


**taylor morrison**  
1485 ELECTRA BLVD. SUITE 200  
LAS VEGAS, NV 89102  
TEL: 702.442.4444  
FAX: 702.442.4444



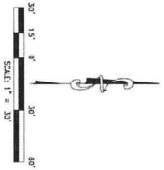
**RCI ENGINEERING**  
3000 SOUTH MANHOOD DRIVE, SUITE 17, LAS VEGAS, NV 89102  
TEL: 702.433.0000 FAX: 702.433.0001  
PROJECT # 25-0009  
APPROVED BY: [Signature]  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
DATE: 01/07/2025  
SCALE: 1"=30'





25-0009

01/07/2025

[illegible]

DATE: August 01, 2024  
HORIZ. SCALE: 1"=30'  
VERT. SCALE: N/A  
DRAWN BY: SRG  
DESIGNED BY: DSP  
CHECKED BY: CRZ  
APPROVED BY: CRZ  
PROJECT #: 3185.0005





TM-19  
SHEET 20 OF 27

TENTATIVE MAP  
EAS  
SUMMERLIN VILLAGE 27 PARCEL L  
TENTATIVE MAP (SHEET 18 OF 19)  
CITY OF LAS VEGAS

**taylor morrison.**  
1885 FESTIVAL PLAZA DR  
SUITE 200  
LAS VEGAS, NV 89135  
PHONE 702-284-4200  
FAX 951-584-2445

**RCI ENGINEERING**  
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106  
MAIN: 702.433.0000 FAX: 702.433.0001

DATE: August 01, 2024  
HORIZ. SCALE: 1"=30'  
VERT. SCALE: 1"=10'  
DRAWN BY: JSC  
REVIEWED BY: JSC  
CHECKED BY: JSC  
APPROVED BY: JSC  
PROJECT #: 25-0009

PROJECT # 1818-0009  
APPROVED BY: [Signature]  
CHECKED BY: [Signature]  
DESIGNED BY: [Signature]  
DRAWN BY: [Signature]  
DATE: 06/07/2024

**RCI ENGINEERING**  
305 SOUTH BLANCH STREET, SUITE 111, LAS VEGAS, NV 89106  
PHONE: 702.433.0000 FAX: 702.433.0001

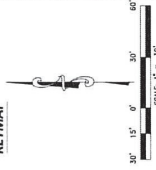


**taylor morrison**  
1985 CENTRAL BLVD. SUITE 100, LAS VEGAS, NV 89102  
PHONE: 702.433.0000 FAX: 702.433.0001

TENTATIVE MAP  
EAS  
SUMMERLIN VILLAGE 27 PARCEL 1  
TENTATIVE MAP (SHEET 19 OF 19)

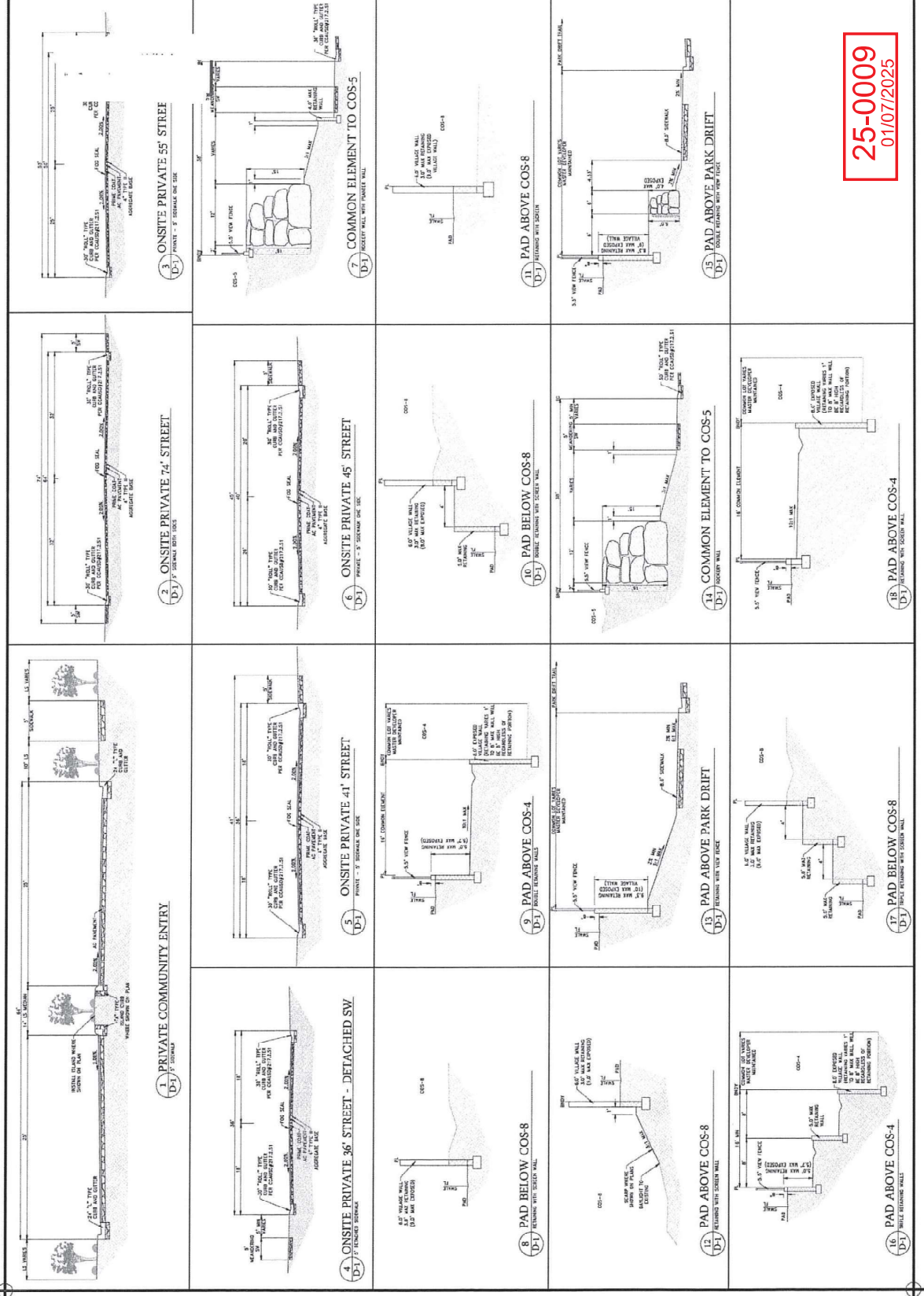


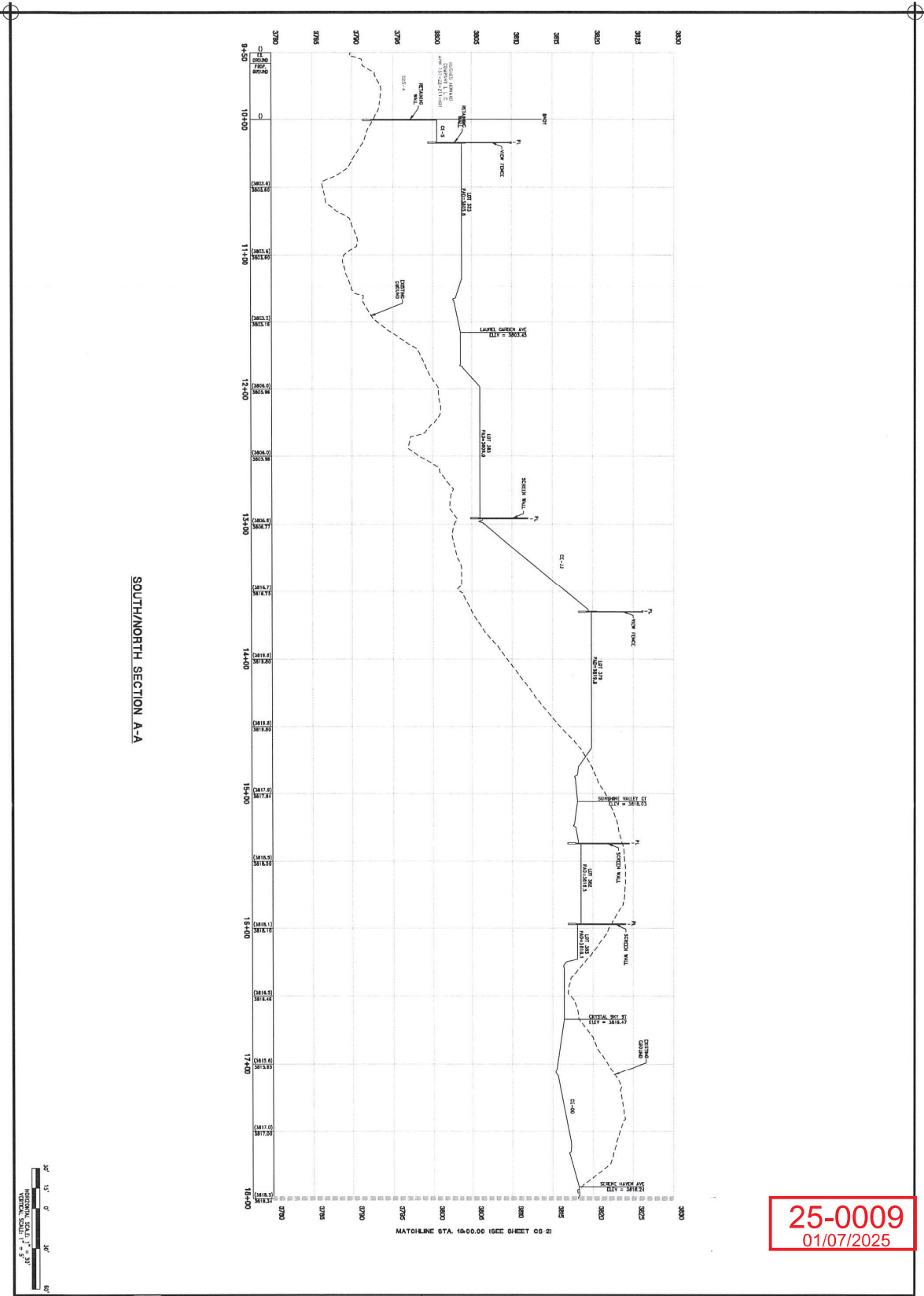
**TM-20**  
SHEET 19 OF 27  
DATE: 06/07/2024



**25-0009**  
01/07/2025







SOUTH/NORTH SECTION A-A



**25-0009**  
01/07/2025

 <b>CS-1</b> DATE: 08/01/2024 SHEET: 1 OF 5	TENTATIVE MAP EAS SUMMERLIN VILLAGE 27 PARCEL L CROSS SECTIONS A-A (SHEET 1 OF 5) CITY OF LAS VEGAS NEVADA	 1800 PETERSON BLVD. DR. SUITE 100 LAS VEGAS, NV 89119 PHONE: 702-795-4553 FAX: 702-795-4554	 <b>RCI ENGINEERING</b> 500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106 MAIN: 702.453.0900 FAX: 702.453.0901	DATE: August 01, 2024 HORIZ. SCALE: 1"=40' VERT. SCALE: 1"=20' DRAWN BY: SDC CHECKED BY: SDC APPROVED BY: SDC PROJECT #: 25-0009
-----------------------------------------------------------------------------------------------------------------------------------------	---------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------	----------------------------------------------------------------------------------------------------------------------------------------------------





**taylor  
morrison.**

1885 FESTIVAL PLAZA ON  
SUITE 200,  
LAS VEGAS, NV 89133  
PHONE 702-263-8203  
FAX 800-584-7443



**RCI ENGINEERING**  
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89101  
PHONE: 702.453.0800 FAX: 702.453.0801

DATE: August 01, 2024  
HORIZ. SCALE: 1"=30'  
VERT. SCALE: 1"=5'  
DRAWN BY: SRC  
DESIGNED BY: QSP  
CHECKED BY: CRZ  
APPROVED BY: CRZ  
PROJECT #: 3188.00.05



DATE: August 01, 2024  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'  
DRAWN BY: SRC  
DESIGNED BY: DSP  
CHECKED BY: CRZ  
APPROVED BY: CRZ  
PROJECT #: 3188-0020





**WEST/EAST SECTION D-D**

30' 15' 0' 30' 60'

HORIZONTAL SCALE: 1" = 30'

VERTICAL SCALE: 1" = 5'

CS-4  
SEP 26 01 27

DATE: 08/01/2024

TENTATIVE MAP  
EAS  
SUMMERLIN VILLAGE 27 PARCEL L  
CROSS SECTIONS D-D (SHEET 4 OF 5)



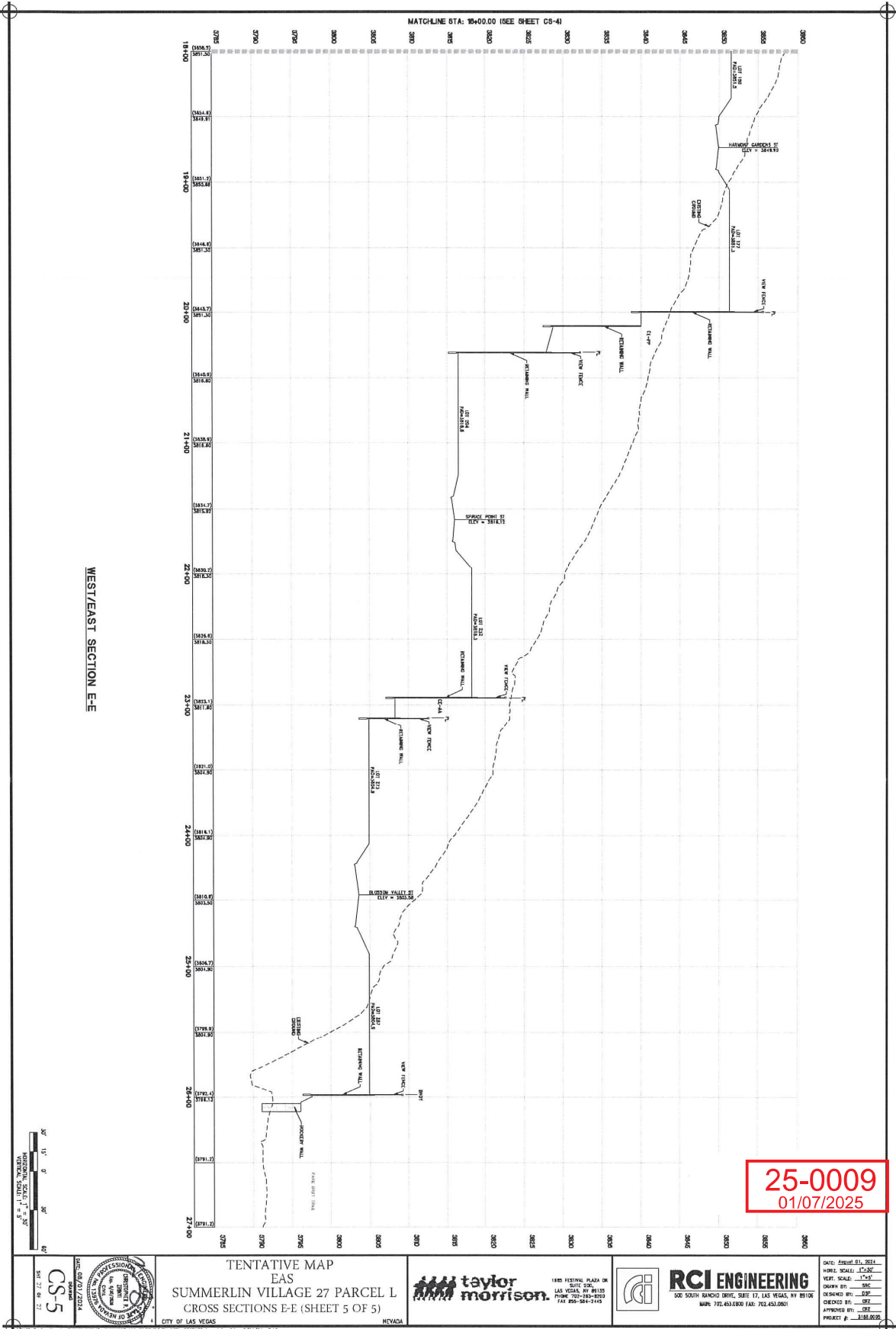
**taylor  
morrison**

1825 FESTIVAL PLAZA DR  
SUITE 200,  
LAS VEGAS, NV 89135  
PHONE 702-263-8209  
FAX 855-584-2445



**RCI ENGINEERING**  
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106  
MAIL: 702.453.0800 FAX: 702.453.0801

DATE: August 01, 2024  
HORIZ. SCALE: 1"=50'  
VERT. SCALE: 1"=5'  
DRAWN BY: SRC  
DESIGNED BY: DSP  
CHECKED BY: CRZ  
APPROVED BY: CRZ  
PROJECT #: 3186.00.00



WEST/EAST SECTION E-E



CS-5



TENTATIVE MAP  
EAS  
SUMMERLIN VILLAGE 27 PARCEL L  
CROSS SECTIONS E-E (SHEET 5 OF 5)  
CITY OF LAS VEGAS



1801 FETTER BLVD. #1  
SUITE 200  
LAS VEGAS, NV 89102  
PHONE 702-750-0100  
FAX 702-750-0101



**RCI ENGINEERING**  
500 SOUTH RANCHO DRIVE, SUITE 117, LAS VEGAS, NV 89106  
PHONE 702-453-0300 FAX 702-453-0800

**25-0009**  
01/07/2025

DATE: August 01, 2024  
PROJECT: 25-0009  
SHEET: 5 OF 5  
DRAWN BY: [Signature]  
CHECKED BY: [Signature]  
APPROVED BY: [Signature]





**LAS VEGAS  
CITY COUNCIL**

CAROLYN G. GOODMAN  
Mayor

BRIAN KNUDSEN  
Mayor Pro Tem

CEDRIC CREAR  
VICTORIA SEAMAN

OLIVIA DÍAZ  
FRANCIS ALLEN-PALENSKE  
NANCY E. BRUNE

MIKE JANSSEN  
City Manager

DEPARTMENT OF  
COMMUNITY DEVELOPMENT

**SETH T. FLOYD**  
DIRECTOR

**CITY HALL**

495 S. MAIN ST., 3RD FLOOR  
LAS VEGAS, NV 89101

702.229.6011 | VOICE  
711 | TTY



cityoflasvegas | lasvegasnevada.gov

September 17, 2024

CORRECTED LETTER

Betty Shervorski  
The Howard Hughes Company, LLC  
10845 Griffith Peak Drive, Suite 160  
Las Vegas, Nevada 89135

**RE: 24-0345-TMP1**

**PLANNING COMMISSION MEETING OF SEPTEMBER 10, 2024**

Dear Applicant:

The Planning Commission at a regular meeting held on *September 10, 2024* voted to **APPROVE** the following Land Use Entitlement project request FOR A 387-LOT SINGLE FAMILY RESIDENTIAL ATTACHED AND DETACHED SUBDIVISION on 88.54 acres at the northwest corner of Lake Mead Boulevard and Park Drift Trail (APNs 137-21-513-001, 137-15-411-002 and 137-22-111-006), P-C (Planned Community) Zone [AA (Active Adult) Summerlin 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. 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

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6/16/2025

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.

4. Sign and record a deed restriction with language determined to be satisfactory by the City Attorney which restricts the use of the site to an age-restricted community for those persons 55 years of age or older, to the full extent of the law.
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 to be privately maintained by the Homeowner's Association.
7. Grant a minimum 60-foot wide Public Sewer and Public Drainage Easement by separate document to be privately maintained for the public sewer and storm drain within the existing Summerlin Common Element "F" adjacent to **Common Element "U" on Park Drift Trail**. The Public Sewer and Public Drainage Easement (per separate document) shall be recorded prior to submitting Mylar plans or Mylar subdivision Maps. The recorded document number shall be required on the plans where the easement is called out prior to issuing final Mylar approval for Sewer.
8. No walls, signs, lights, parking area, buildings or other structures, or permanent landscaping having a mature height of greater than 3-feet shall be placed anywhere in any public sewer easement or in the vehicle ingress or egress pathways to such easements.
9. Design of horizontal and vertical distance separations for public sewer and flood control infrastructure must meet the City of Las Vegas' design criteria prior to the issuance of permits for this site, unless otherwise allowed by the City Engineer. This may require streets to be wider than what is shown on the approved Tentative Map.
10. 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.

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01/07/2025



11. Prior to the submittal of construction drawings 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. Comply with the recommendation of the approved pedestrian circulation plan.
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 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.
13. As per Unified Development Code (UDC) 19.16.060.G, all requirements must be complied with or such future compliance must be guaranteed by an approved performance security method in accordance with UDC sections 19.02.130.
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.

**Fire & Rescue**

15. 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.

This action by the Planning Commission on September 10, 2024 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 Community Development at 702.229.6301 after September 18, 2024. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

25-0009  
01/07/2025

Sincerely,

A handwritten signature in black ink, appearing to read "Nicole Eddowes", written in a cursive style.

Nicole Eddowes  
Community Development Coordinator  
Case Planning Division

NE:bp

cc:

Scott Anderson  
Taylor Morrison  
1980 Festival Plaza Drive, Suite 500  
Las Vegas, Nevada 89135

Amber Dolce  
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