

DEPARTMENT OF COMMUNITY DEVELOPMENT

Application/Petition Form & Statement of Financial Interest



Case Type (Special Use Permit, Rezoning, Variance, Site Development Plan Review, etc) Tentative Map

Project Address (Location) Summerlin Village 28A

Project Name Summerlin Village 28A Tentative Map Proposed Use _____

Assessor's Parcel #(s) 137-33-101-008; 137-28-401-001; 137-29-000-003; 137-32-000-011 Ward # 2

General Plan: Existing _____ Proposed _____ Zoning: Existing _____ Proposed _____

Additional Information _____

Property Owner The Howard Hughes Company, LLC Contact Jose Bustamante

Address 1700 S. Pavilion Center Drive Suite 250 City Las Vegas State NV Zip 89135

E-mail jose.bustamante@howardhughes.com Phone 702.791.4000

Applicant The Howard Hughes Company, LLC Contact Vincent Esposito

Address 1700 S. Pavilion Center Drive Suite 250 City Las Vegas State NV Zip 89135

E-mail vincent.esposito@howardhughes.com Phone 702.791.4201

Representative GCW, Inc. Contact Jennifer Veras

Address 1555 S. Rainbow Boulevard City Las Vegas State NV Zip 89135

E-mail jveras@gcwengineering.com Phone 702.804.2096

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 Jose Bustamante

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

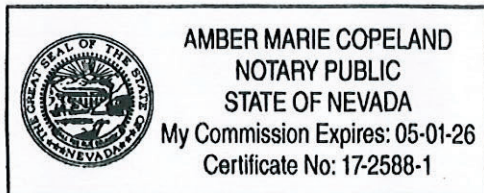
Print Name Jose Bustamante

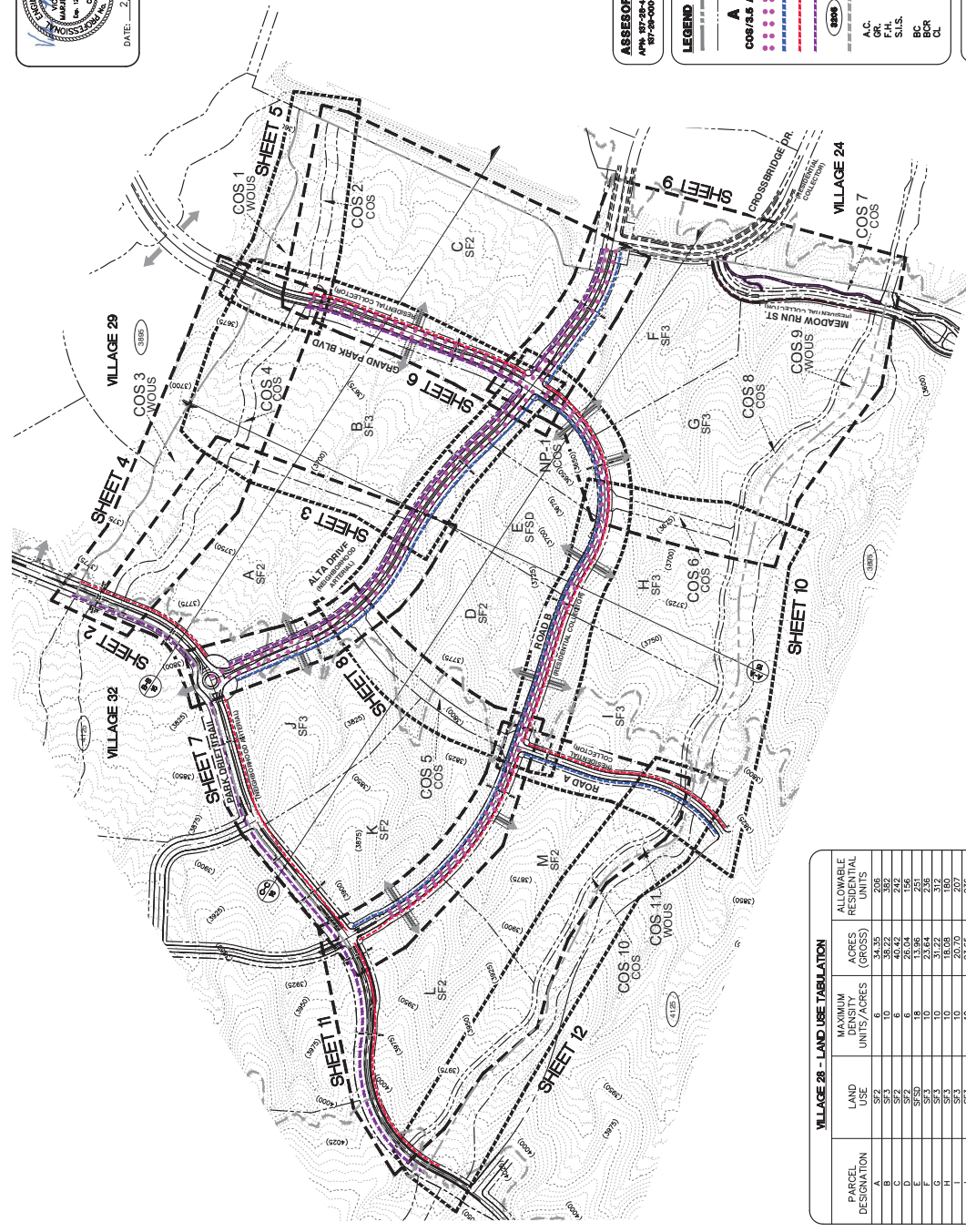
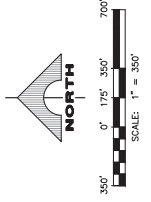
Subscribed and sworn before me

This 23rd day of January, 20 25

Amber Marie Copeland

Notary Public in and for said County and State





REQUESTED WAIVERS

1. WE REQUEST TO DEFER THE CONSTRUCTION OF ANY AND ALL SEWER, STORM DRAIN, WATER AND ACCESS INTERCONNECTS REQUIRED BETWEEN ONE PARCEL AND ANOTHER THAT LIE OUTSIDE THE IMPROVED ROADWAYS. THESE IMPROVEMENTS WILL BE DESIGNED WITH AND INSTALLED AS PART OF THE PARCEL IMPROVEMENTS.

NOTES

1. FINAL ROAD CLASSIFICATIONS PROPOSED HEREIN NEEDS TO BE VERIFIED WITH THE CALIFORNIA STATE MASTER TRAFFIC STUDY. ALL ROADWAY CONSTRUCTION SHALL BE TO COMMERCIAL IMPROVEMENT STANDARDS, UNLESS NOTED UNDER DEVIATIONS.
2. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACRES TIMES MAXIMUM DENSITY.
3. DEVELOPMENT OF VILLAGE B&B IS INTENDED TO OCCUR BASED ON THE WATER ZONE LOCATIONS AND WATER SERVICE AVAILABILITY.
4. ROADWAY LOCATIONS SHOWN HEREIN ARE SCHEMATIC AND FINAL DESIGN SHALL BE DETERMINED BY THE CALIFORNIA STATE MASTER TRAFFIC STUDY AND ENGINEERING IMPROVEMENT DESIGNS. ALL ROADWAYS SHOWN ON MAP ARE TO BE PUBLIC.
5. SEWER SERVICE TO BE PROVIDED BY THE CITY OF LAS VEGAS. MAXIMUM CONTRIBUTION TO THIS DEVELOPMENT IS 1.80 MGD PEAK WET WEATHER FLOW.
6. ALL HOME OWNERS ASSOCIATION LANDSCAPE COMMON AREAS AND ENTRY STATEMENTS SHALL BE ESTABLISHED BY THE HOWARD HUBBARD COMPANY, LLC AT THE LANDLORD'S RISK.
7. ALL UTILITIES SERVICES OTHERS AND PARCEL ENTRIES TO EACH PARCEL SHOWN HEREIN SHALL BE DETERMINED DURING FINAL ENGINEERING IMPROVEMENT DESIGNS.
8. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN TRAIL CORRIDORS.
9. SEASONAL HIGH GROUNDWATER IS GREATER THAN 20 FEET BELOW THE GROUND SURFACE.

UTILITY SERVICES BY:

LAS VEGAS VALLEY WATER DISTRICT
SEWER BY THE CITY OF LAS VEGAS
REPUBLIC SERVICES
MY ENERGY
CENTURYLINK
SOUTHWEST GAS CORPORATION
COX COMMUNICATIONS

ASSESSOR'S PARCEL NUMBER

APN 137-28-401-001, 137-38-101-008,
137-29-000-003, 137-82-000-011

BASIS OF BEARINGS AND COORDINATES

GRID NORTH AS DETERMINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM, NEVADA, LAS VEGAS HIGH ELEVATION ZONE, NORTH AMERICAN DATUM OF 1983, SANS
 MERIDIAN BEING CONCURRENT WITH THE WEST OF THE GREENWICH MERIDIAN.
 LARGE UNIT: US SURVEY FOOT (FT) (30.48)
 SMALL UNIT: US SURVEY INCH (IN) (25.4)
 SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)
 ZONE: LAS VEGAS HIGH ELEVATION ZONE
 PROJECTION: TRANSVERSE MERCATOR
 FALSE EASTING: 1000000.00 METERS (3280840.00 FT) (AS SHOWN)
 LONGITUDE OF CENTRAL MERIDIAN: 115.000000 DEGREES
 LATITUDE OF CENTRAL MERIDIAN: 39.500000 DEGREES
 NORTHING AT CENTRAL MERIDIAN: 1000000.00 METERS (3280840.00 FT)
 SCALE FACTOR AT CENTRAL MERIDIAN: 1.000000 (UNDEFORMED)
 SCALE FACTOR AT 1000000.00 METERS (3280840.00 FT): 0.999999

NOTES: 1. ALL DISTANCES AND BEARINGS ON

1. THE INSTANCES AND BEARING SHOWN THEREIN ARE PROVIDED UNLESS INDICATED ON THE PRECEDING PAGE. THE PROJECTION WAS DETERMINED SUCH THAT REFLECTED (GED) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.
2. GED BEARINGS SHOWN HEREON (OR IMPLIED BY GED COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

DEVELOPER

Howard Hughes
HOWARD HUGHES | SUMMERLIN
1700 SOUTH PAVILION CENTER DRIVE SUITE 250
LAS VEGAS, NEVADA 89135
OFFICE PHONE NO. (702) 797-4000
OFFICE FAX NO. (702) 797-4660
ENGINEER

GCW
ENGINEERS & SURVEYORS

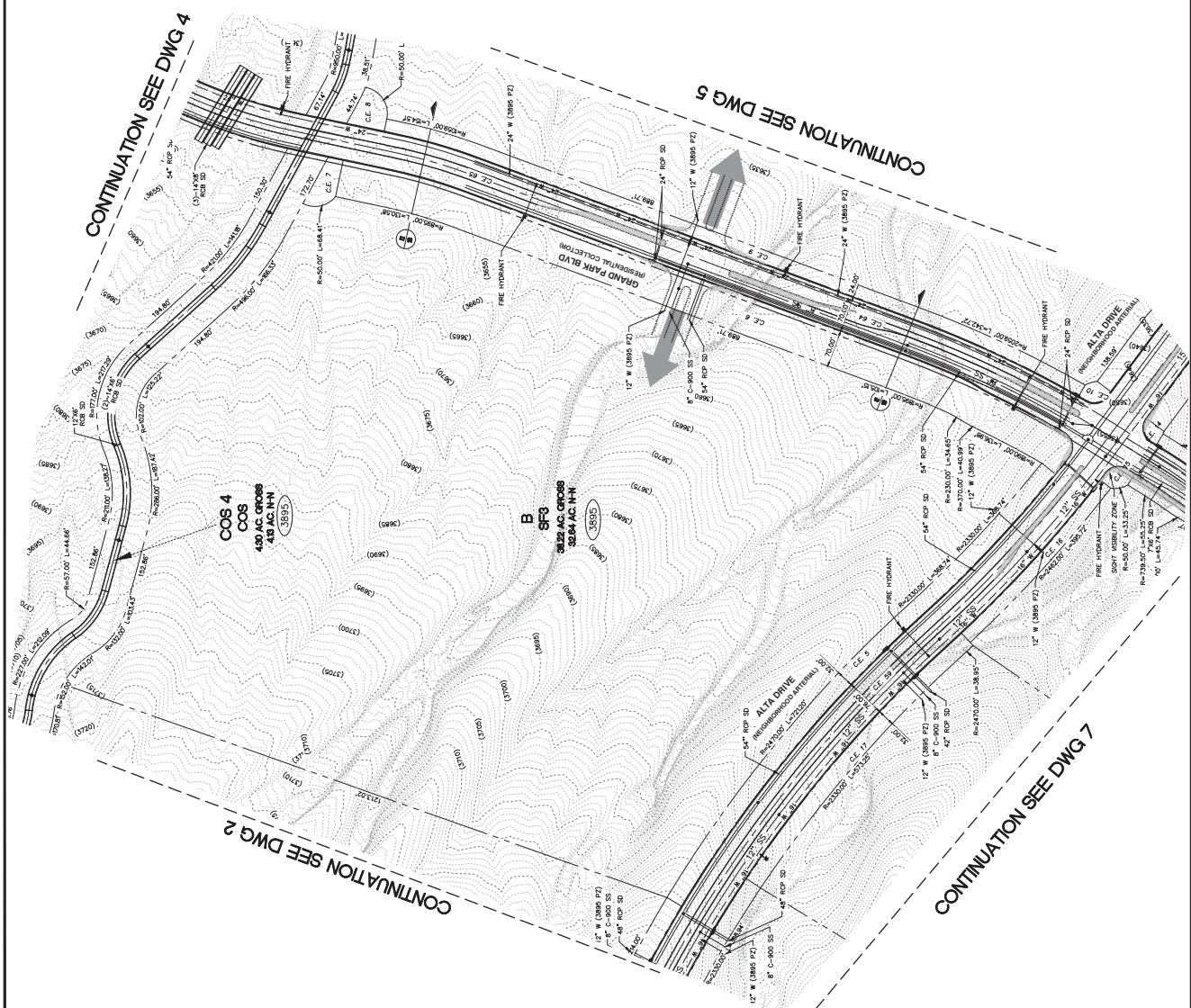
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

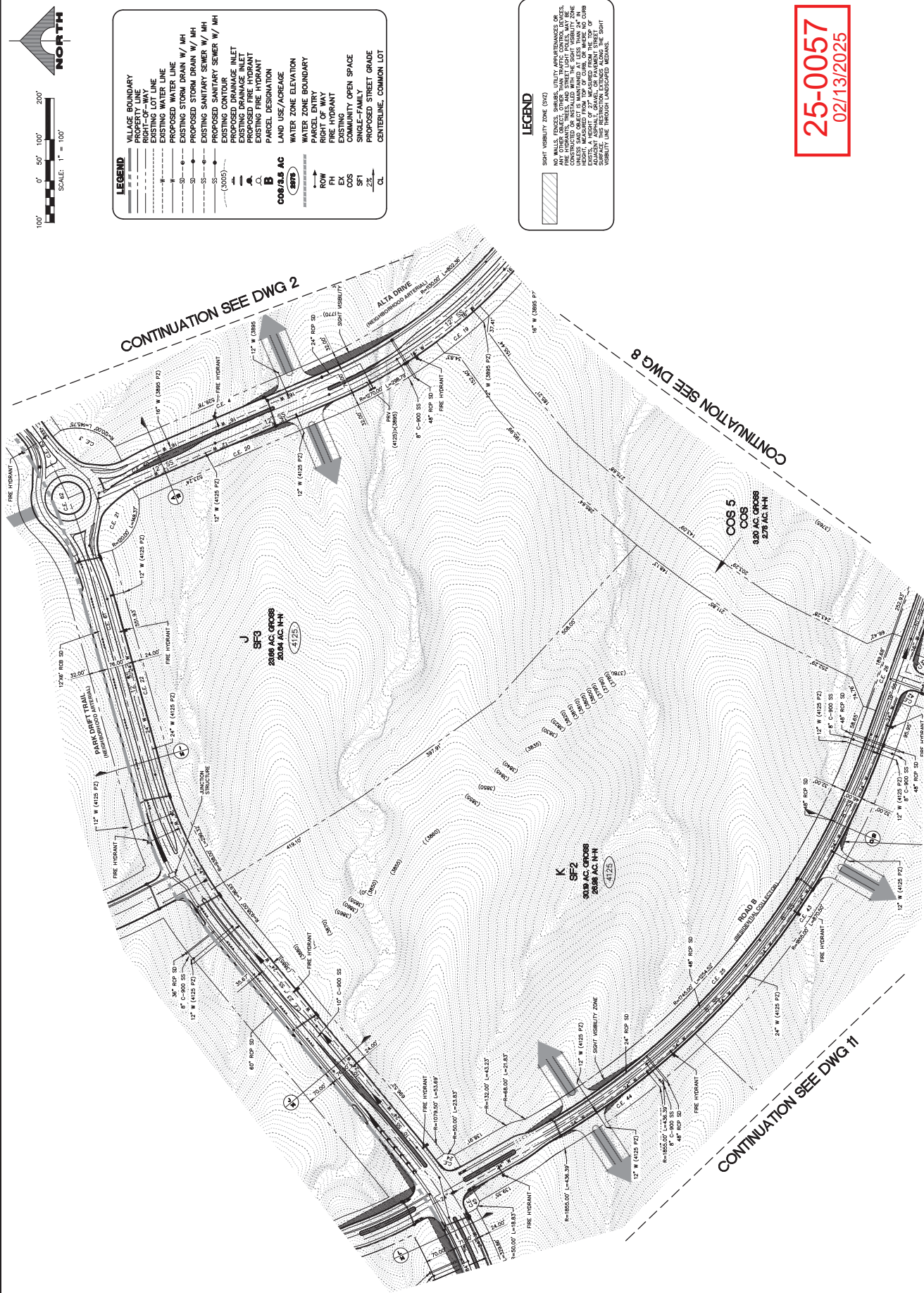
February 13, 2025
SHEET 1 OF 16

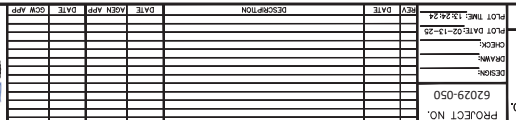
VILLAGE 28 - LAND USE TABULATION				
PARCEL DESIGNATION	LAND USE	MAXIMUM DENSITY UNITS/ACRES	ACRES (GROSS)	ALLOWABLE RESIDENTIAL UNITS
A	SF-1	10	38.22	382
B	SF-2	10	38.22	382
C	SF-2	6	40.42	242
D	SF-2	6	40.42	242
E	SF-2	18	13.96	251
F	SF-3	10	23.64	236
G	SF-3	10	23.64	236
H	SF-3	10	18.58	186
I	SF-3	10	20.70	207
J	SF-2	6	20.70	124
K	SF-2	10	30.56	186
L	SF-2	6	28.24	169
COM-1	COS-1	6	6.34	151
COM-2	COS-2	—	2.02	—
COM-3	COS-3	—	2.02	—
COM-4	COS-4	—	4.30	—
COM-5	COS-5	—	3.20	—
COM-6	COS-6	—	3.20	—
COM-7	COS-7	—	3.47	—
COM-8	COS-8	—	2.49	—
COM-9	COS-9	—	2.49	—
COM-10	COS-10	—	2.10	—
COM-11	COS-11	—	5.09	—
NP-1	COS	—	7.85	—
PROJECT TOTALS =				2,909



25-0057
02/13/2025



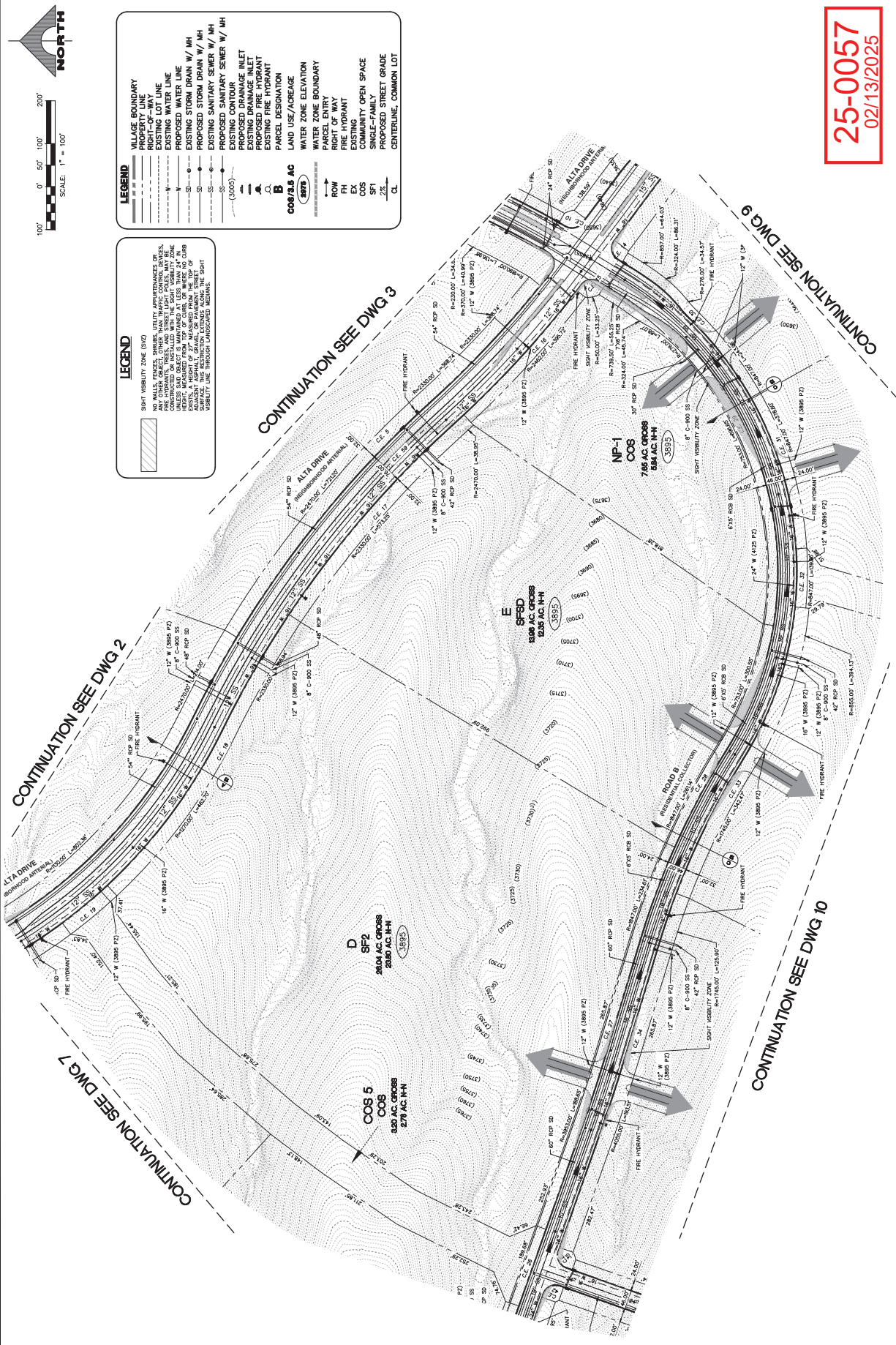


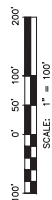


GCW
ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD
LAS VEGAS, NV 89146
F: 702.804.2000
F: 702.804.2299
gcwengineering.com
ALEXANDER SANTALAO - 02-12 DWG

THE HOWARD HUGHES COMPANY, LLC	SUMMERLIN VILLAGE 28A	TENTATIVE MAP
--------------------------------	-----------------------	---------------

DRAWING
8
8 OF 16 SHTS

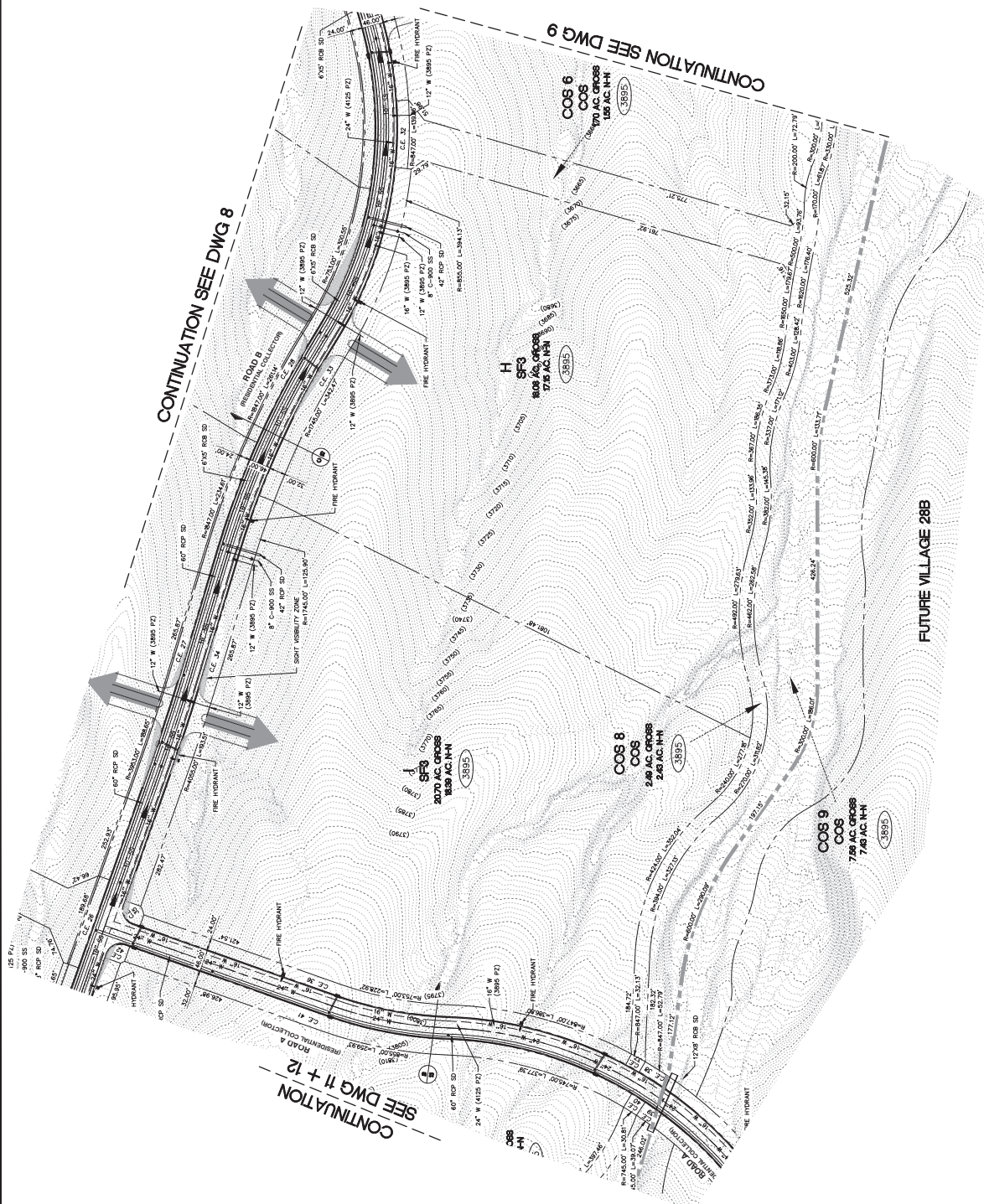




PROJECT NO.	62029-050
DESIGN:	
DRAWN:	
CHECK:	
PLOT DATE: 02-13-25	
PLOT TIME: 13:25:25	

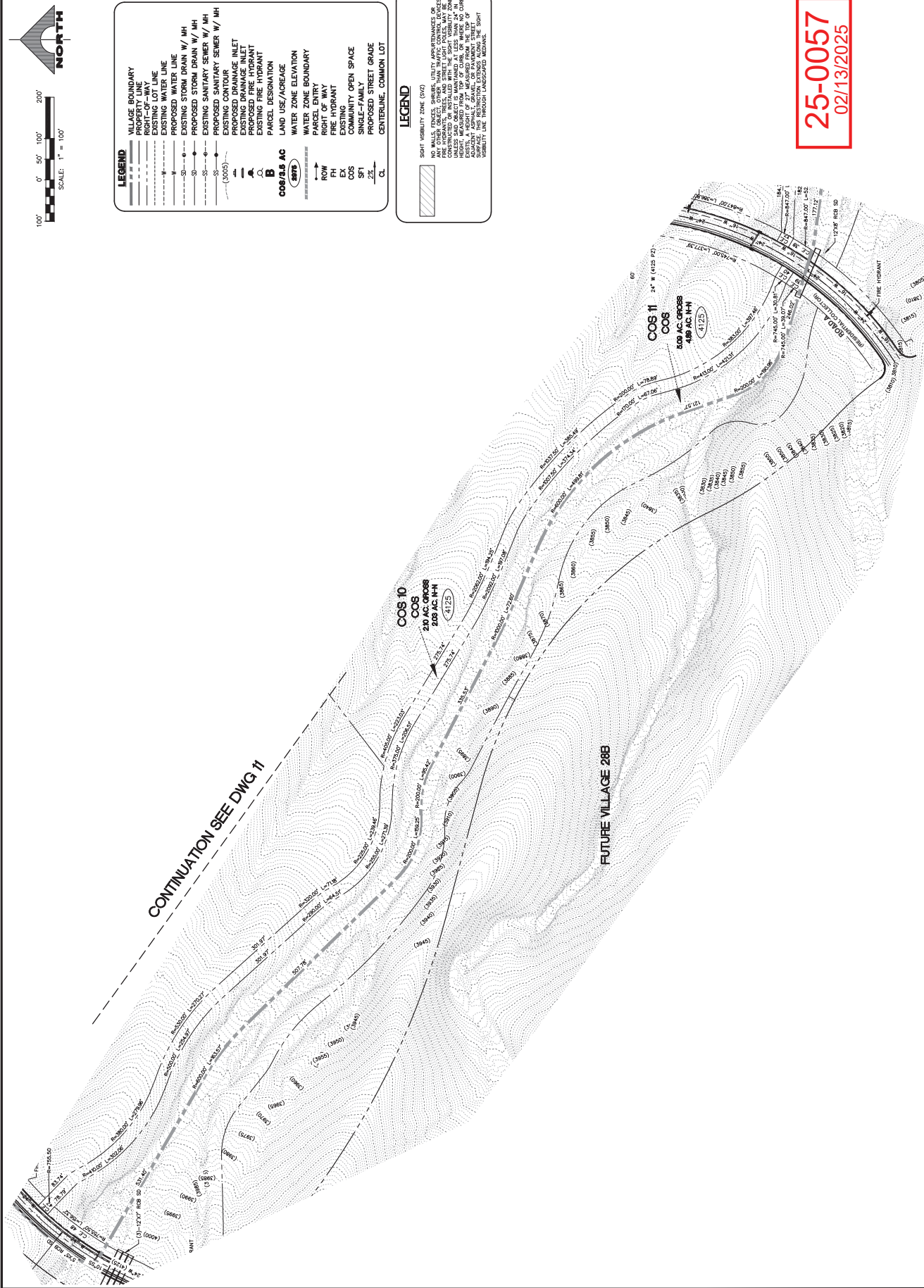
THE HOWARD HUGHES COMPANY, LLC
SUMMERLIN VILLAGE 28A
TENTATIVE MAP

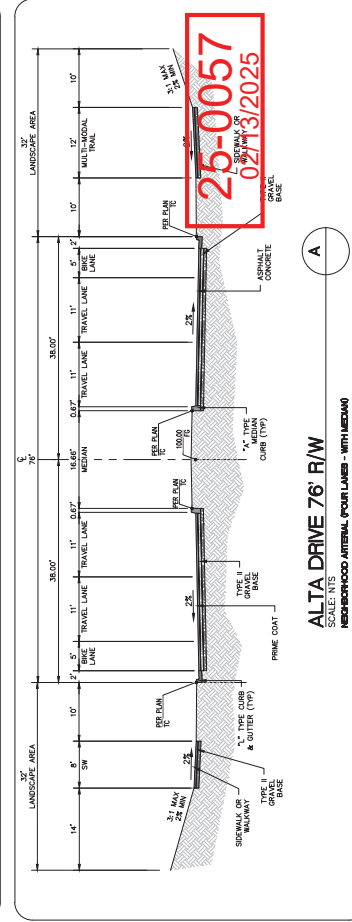
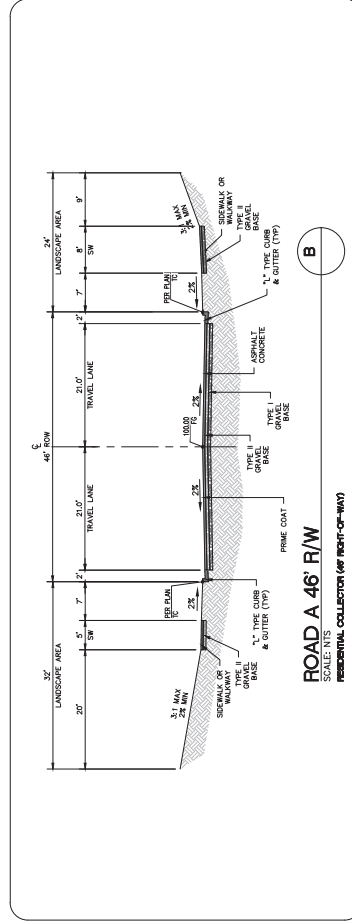
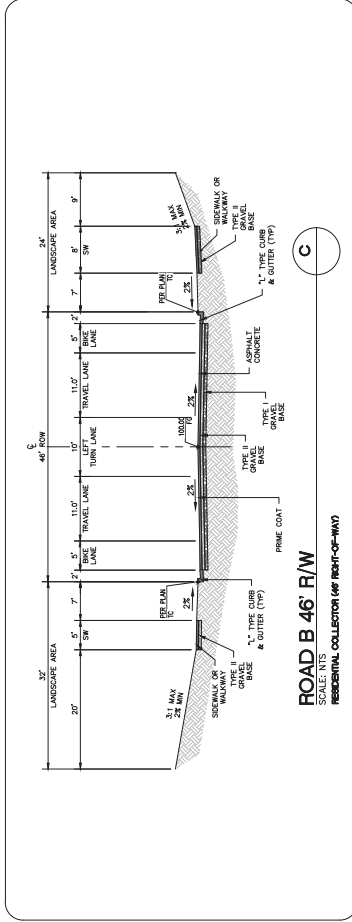
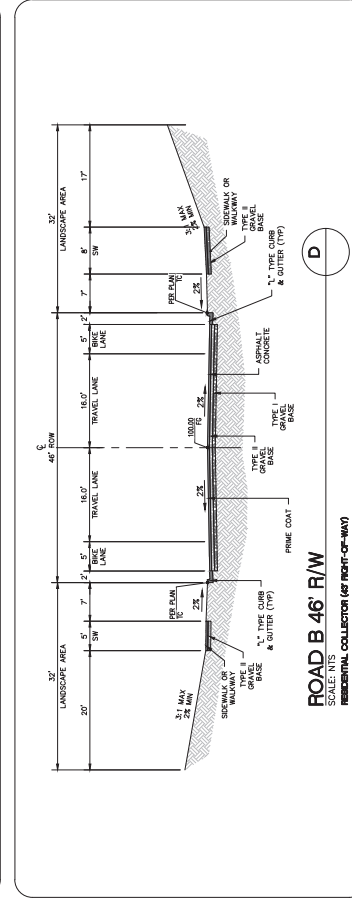
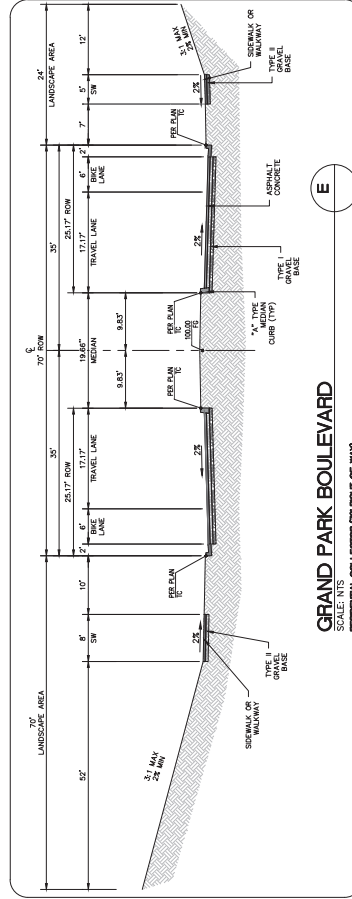
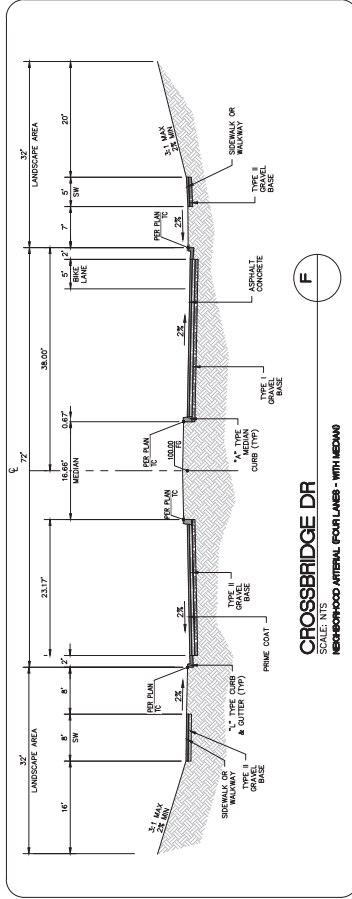
DRAWING
10
10 OF 16 SHTS

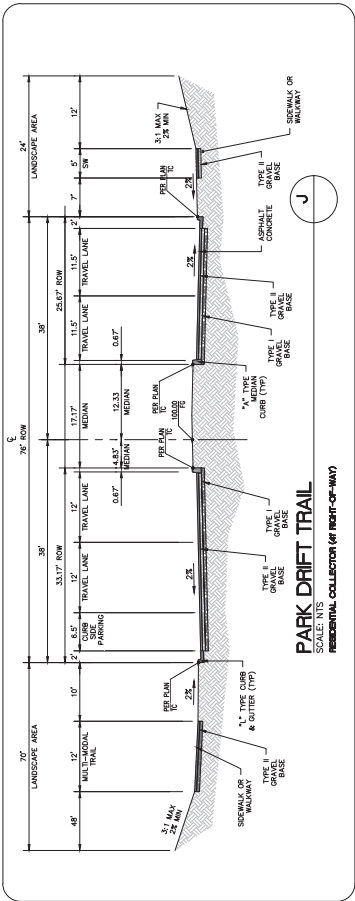
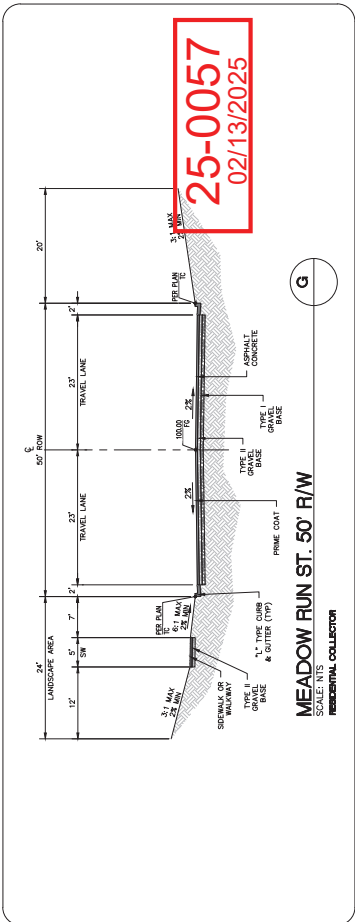


25-0057
02/13/2025

[illegible]









25-0057
02/13/2025

