



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

| |
|------------------|
| Case # |
| Meeting Date |
| Total Fee |
| Received By/Date |

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

Project Address (Location) Summerlin Village 27 Parcel E

Project Name Tentative Map for Village 27 Parcel E **Proposed Use** _____

Assessor's Parcel #(s) 137-21-501-003 & 137-15-401-003 **Ward #** 2

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

Additional Information _____

Property Owner 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** 702-791-4361

Applicant GCW, INC **Contact** Jennifer Veras
Address 1555 S Rainbow Blvd **City** Las Vegas **State** NV **Zip** 89146
E-mail hshinton@gcwengineering.com **Phone** 702-804-2096

Representative GCW, INC **Contact** Jennifer Veras
Address 1555 S Rainbow Blvd **City** Las Vegas **State** NV **Zip** 89146
E-mail hshinton@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 _____

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

Print Name Brian P. Walsh

Subscribed and sworn before me

This 16 day of March, 20 22

Rebecca Misty Abasta

Notary Public in and for said County and State



Digitally signed by John Grujic Date: 2024.04.30 15:17:19-07

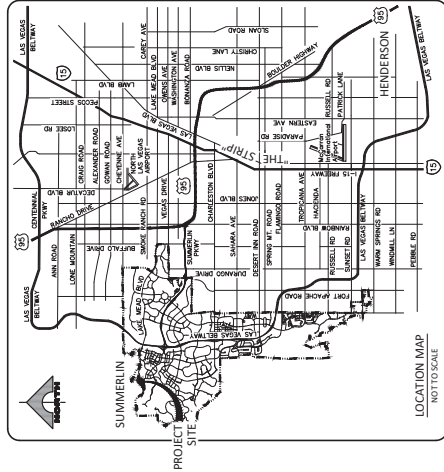
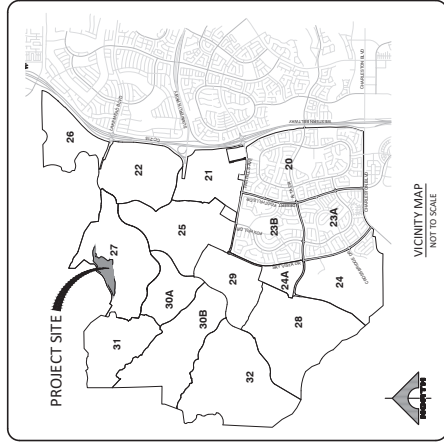
FOR

APRIL 30, 2024

SHEET INDEX

NOTES

1. FIRM ROAD CLASSIFICATIONS PROPOSED HEREIN NEED TO BE VERIFIED WITH THE POLICE DEPARTMENT AND THE STATE HIGHWAY DEPARTMENT TO ENSURE THE POLICE DEPARTMENT TRAFFIC PATROL AND THE STATE HIGHWAY DEPARTMENT SHALL BE AWARE OF ANY CHANGES TO EXISTING TRAFFIC PATROL STATIONS AND ROADWAY CLASSIFICATIONS FROM REVOLUTION.
2. MAXIMUM RESIDENTIAL UNITS BASED ON GROSS ACRES IMEED MAXIMUM DENSITY.
3. SEVERE SLOPES ARE NOT TO BE UTILIZED FOR ANY DEVELOPMENT. ANY DEVELOPMENT ON SEVERE SLOPES IS TO BE LIMITED TO A MAXIMUM OF 10% SLOPE.
4. ROADWAY LOCATIONS SHOWN HEREIN ARE SCHEMATIC AND FINAL DESIGN OF ANY ROADWAY SHALL BE DETERMINED BY THE ENGINEERING AND DESIGNER. ANY ROADWAY SHOWN ON MAP MAY NOT BE PRIVATELY OWNED AND DESIGN OF ANY ROADWAY SHALL BE DETERMINED BY THE ENGINEERING AND DESIGNER.
5. ALL UTILITIES SHALL BE LOCATED AT LEAST 10 FEET FROM ANY ROADWAY. ANY CONSTRUCTION BY THE DEVELOPMENT IS TO CROSS 10 FEET FROM ANY ROADWAY.
6. ALL HOME ORIENTED ADJACENT LANDSCAPE COUNTRIES AND ENTRY AREAS SHALL BE ESTABLISHED BY THE HUMAN HISTORY CENTER, LLC AT ALL UTILITIES.
7. ALL UTILITIES SERVICES (WATER AND SANITARY) TO EACH PARCEL SHOWN HEREIN SHALL BE PROVIDED BY THE HUMAN HISTORY CENTER, LLC. ENGINEERING AND DESIGNER SHALL DETERMINE THE LOCATION OF ANY UTILITIES.
8. ABOVE GROUND UTILITY BOXES SHALL NOT BE PLACED WITHIN THIN CORRIDORS.
9. ALL INTERIOR PRIVATE STREET, TURNS AND OPEN SPACE AREAS WILL BE PRIVATELY MAINTAINED BY THE HOA.
10. SEWER, WATER AND GAS LINES SHALL BE PLACED AT LEAST 10 FEET FROM ANY ROADWAY.
11. SEASONAL HIGH WINDS ARE GREATER THAN 20 MPH DURING THE DRAINAGE.

[illegible][illegible][illegible]

ECV
ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD.
LAS VEGAS, NV 89146
F: 702.804.2200
T: 702.804.2299
gcmwengineering.com

HOWARD HUGHES HOLDINGS INC.
SUMMERLIN WEST VILLAGE 27
PARCEL "E" CUSTOM LOTS
TENTATIVE MAP COVER SHEET

DRAWING
CV
1 OF 10 SHTS

1 OF 10 SHTS

SITE DATA

ZONING
EXISTING ZONING = P-C (PLANNED COMMUNITY)
NUMBER OF LOTS = 44
NUMBER OF COMMON ELEMENTS = 15

| | |
|------------------------------|---------------------------|
| LOT SIZE | DENSITY |
| MINIMUM LOT SIZE = 21,158 SF | GROSS ACREAGE = 50.19 AC |
| MAXIMUM LOT SIZE = 55,992 SF | DENSITY = 1.14 DU/AC |
| AVERAGE LOT SIZE = 30,745 SF | (DWELLING UNITS PER ACRE) |

SETBACK REQUIREMENTS

| SINGLE-FAMILY DETACHED (SF1) - SETBACK | |
|--|-------|
| FRONT | = 25' |
| INTERIOR SIDE | = 10' |
| ACCESSORY STRUCTURE | = 6' |
| SIDE CORNER | = 15' |
| REAR | = 20' |
| PATIO COVER | = 15' |

OWNER\DEVELOPER ENGINEER

THE HOWARD HUGHES COMPANY, LLC
1700 SOUTH PAVILION CENTER DRIVE, SUITE 250
LAS VEGAS, NV 89135
(702) 791-4000

GCW, INC.
1555 SOUTH RAINBOW BOULEVARD
LAS VEGAS, NV 89146
(702) 804-2000

UTILITY SERVICES

| | | |
|----------------|-----|---|
| POTABLE WATER | --- | LAS VEGAS VALLEY WATER DISTRICT (LVWMD) |
| SANITARY SEWER | --- | CITY OF LAS VEGAS (CLV) |
| DISPOSAL | --- | REPUBLIC SERVICES |
| POWER | --- | NV ENERGY (NVE) |
| GAS | --- | SOUTHWEST GAS (SWG) |
| TELEPHONE | --- | CENTRAL TELEPHONE CO. DBA CENTURYLINK (C) |
| CABLE | --- | COX COMMUNICATIONS |

RESTRICTIVE COVENANT NOTE

A COVENANT, CONDITIONS AND RESTRICTIONS AND RESERVATION TO BE PROVIDED AT A LATER DATE.

DEVIATIONS FROM STANDARDS

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.

BASIS OF BEARINGS AND COORDINATES

REFERENCE SYSTEM (NORS), LAS VEGAS HIGH ELEVATION ZONE, NORTH AMERICAN
TIME ZONE (MST) AND REGION BEING CONCURRENT WITH TIMEZONE WEST OF THE
GREENWICH MERIDIAN.

LINEAR UNIT: US SURVEY FOOT (FT) AND S.I. (2011) EPSH0 2010.00
DATUM (REFERENCE FRAME): NAD83
PROJECTION: TRANSVERSE MERCATOR
STANDARD PARALLEL (AND LATITUDE OF GRID ORIGIN): 36°15'00"N
LONGITUDE OF CENTRAL MERIDIAN: 114°56'07"W
FALSE EASTING (AND FALSE NORTING): 3333.333, 3333.333 FT
EASTING AT CENTRAL MERIDIAN: 300.000 M (1.000+25.00000 FT)
SCALE FACTOR ON CENTRAL MERIDIAN: 0.984155 (EXACT)

1. ALL DISTANCES AND BEARINGS SHOWN HEREON ARE PROJECTED (GRID) VALUES BASED ON THE PRECEDING PROJECTION DEFINITION. THE PROJECTION WAS DEFINED SUCH THAT PROJECTED (GRID) DISTANCES ARE EQUIVALENT TO "GROUND" DISTANCES IN THE PROJECT AREA.
2. GRID BEARINGS SHOWN HEREON (OR IMPLIED BY GRID COORDINATES) DO NOT EQUAL GEODETIC BEARINGS DUE TO MERIDIAN CONVERGENCE.

| BENCHMARK | | | |
|--------------------------|--|-------------------|-----------------------|
| BM # | DESCRIPTION | NAD 83 DATUM | NAD 83 DATUM |
| CLV BM No. 7LV09345W6 | FIND RIVET AND PLATE IN TOP OF CURB SE CORNER OF DESERT MOON RD. AND SKY VISTA DR. T205.0496,S34 | 3318.31 (FEET) | 1,011.422 (METERS) |

FELONY

MAP (FIRM) CONTAINING COMMUNITY PASELAL REFR. 2002-21-0000 DATED SEPTEMBER 27, 2002. THE FIRM SHOWS THE PROJECT IS LOCATED WITHIN A ZONE X DEFINED AS BEING THE 500' YEAR FLOODPLAIN AND NOT LOCATED WITHIN FEMA DESIGNATED SPECIAL FLOOD ZONE MAZARD-MSF (SFHA).

FAST!
Call before you dig
Underground
1-703-455-5300
FIREARM AND ANTIPO
C

Call 811
Avoid cutting underground
utility lines. It's easy.

1100000

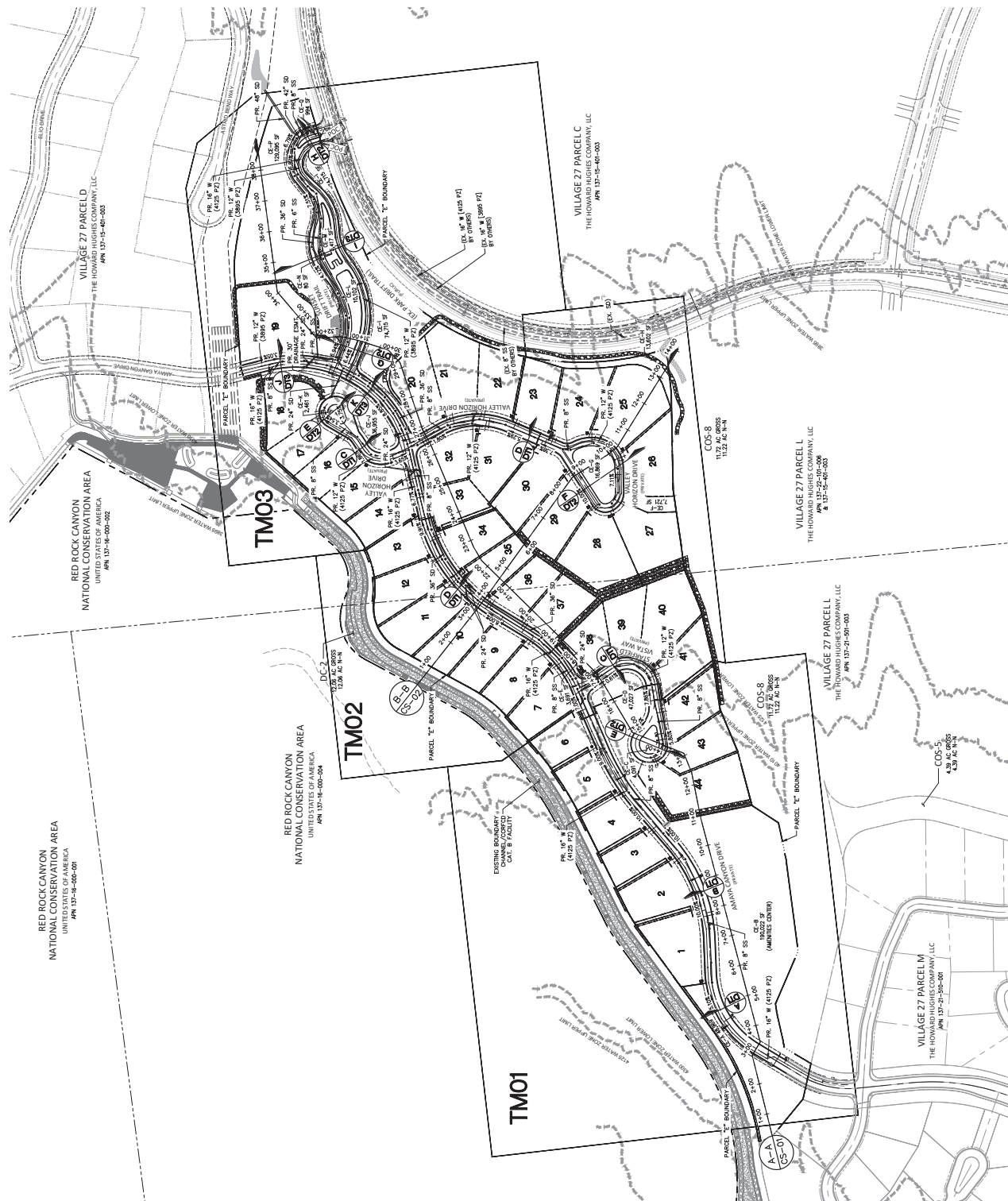
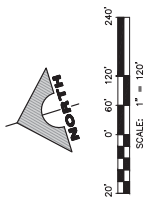
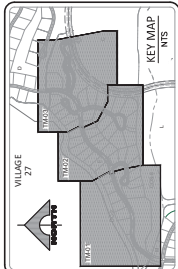
HOWARD HUGHES HOLDINGS INC.
SUMMERLIN WEST VILLAGE 27
PARCEL "E" CUSTOM LOTS
OVERALL TENTATIVE MAP

GCW ENGINEERS & SURVEYORS
1555 S. RAINBOW BL.
LAS VEGAS, NV 89142
T: 702.804.2000
F: 702.804.2299
gcwengineering.com

| | | | | |
|------------|-----------|-----------|---------------------|---------------------|
| DESIGN: AS | DRAWN: GH | CHECK: LG | PLOT DATE: 04-30-24 | PLOT TIME: 14:45:40 |
|------------|-----------|-----------|---------------------|---------------------|

[illegible]

24-0174
04/30/2024



HOWARD HUGHES HOLDINGS INC.
SUMMERLIN WEST VILLAGE 27
PARCEL "E" CUSTOM LOTS
TENTATIVE MAP 1



1555 S. RAINBOW BLVD
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gicweng@ieee.org.com

PROJECT NO: 62027-404
DESIGN: AS
DRAWN: GH
CHECK: LG
PLOT DATE: 04-30-24
PLOT TIME: 14:48:47

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|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|
| 1 | 2 | 3 | 4 | 5 | 6 | 7 | 8 | 9 | 10 | 11 | 12 | 13 | 14 | 15 | 16 | 17 | 18 | 19 | 20 | 21 | 22 | 23 | 24 | 25 | 26 | 27 | 28 | 29 | 30 | 31 | 32 | 33 | 34 | 35 | 36 | 37 | 38 | 39 | 40 | 41 | 42 | 43 | 44 | 45 | 46 | 47 | 48 | 49 | 50 | 51 | 52 | 53 | 54 | 55 | 56 | 57 | 58 | 59 | 60 | 61 | 62 | 63 | 64 | 65 | 66 | 67 | 68 | 69 | 70 | 71 | 72 | 73 | 74 | 75 | 76 | 77 | 78 | 79 | 80 | 81 | 82 | 83 | 84 | 85 | 86 | 87 | 88 | 89 | 90 | 91 | 92 | 93 | 94 | 95 | 96 | 97 | 98 | 99 | 100 |
|---|---|---|---|---|---|---|---|---|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|----|-----|



MINER - ST
ADJAN J.
CIVIL
17108
08/30/2025
30/2024

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DESCRIPTION

[illegible]

2027-404

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|--------|----|----|--------|
| DESIGN | 00 | 89 | 99.com |
| DRAW | 00 | 89 | 99.com |
| CHECK | 00 | 89 | 99.com |
| PLOT | 00 | 89 | 99.com |
| PLOT | 00 | 89 | 99.com |

1555 S. RAINBOW
LAS VEGAS, NV
T: 702.804.2000
F: 702.804.2222
gcweng@earthlink.net



INC.

ST HOLDINGS
ST VILLAGE 27
CUSTOM LOTS
E MAP 1

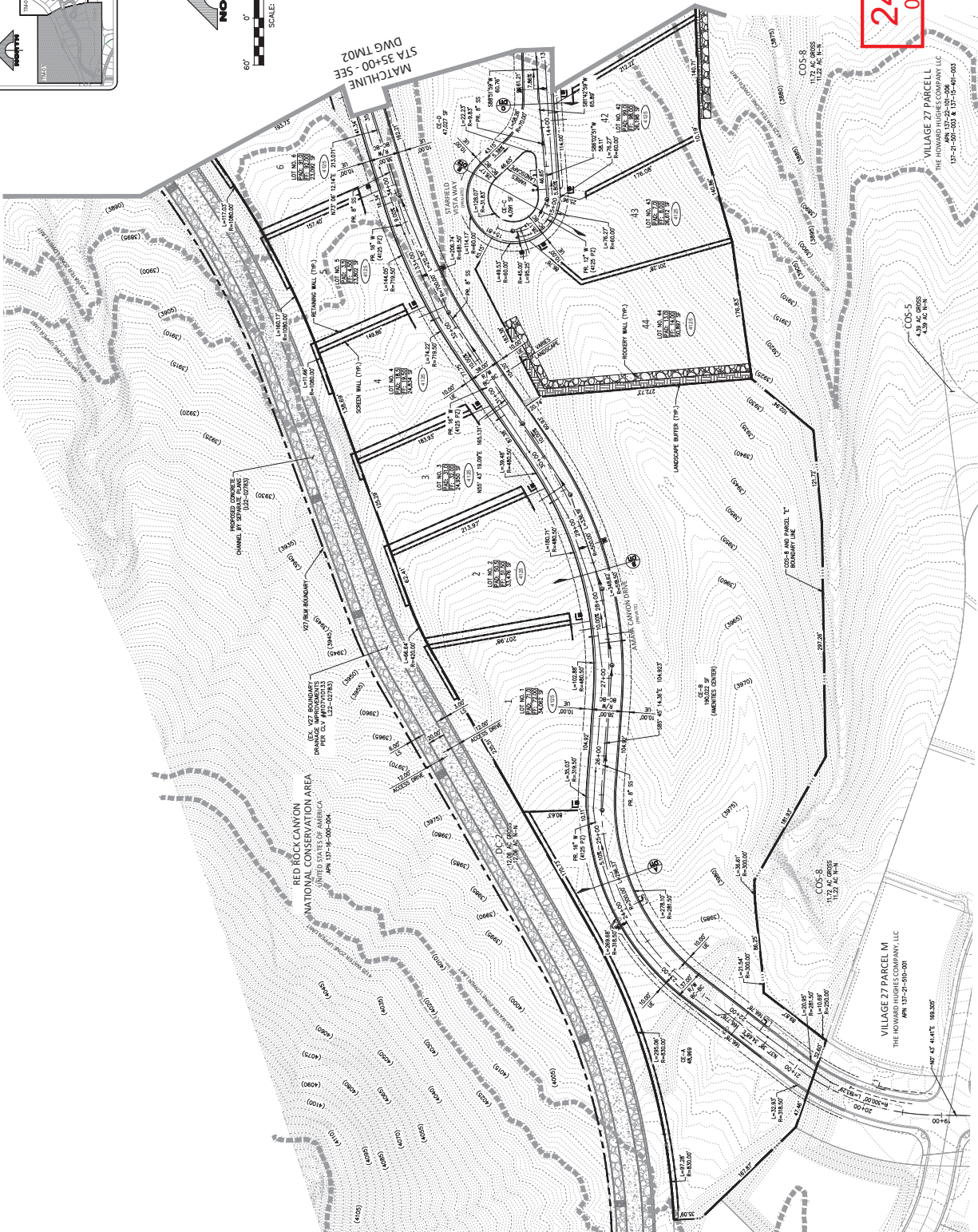
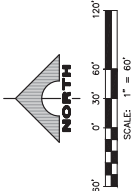
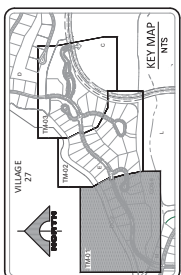
WARD HUGHES
SUMMERLIN WEST
PARCEL "E" CUL
TENTATIVE

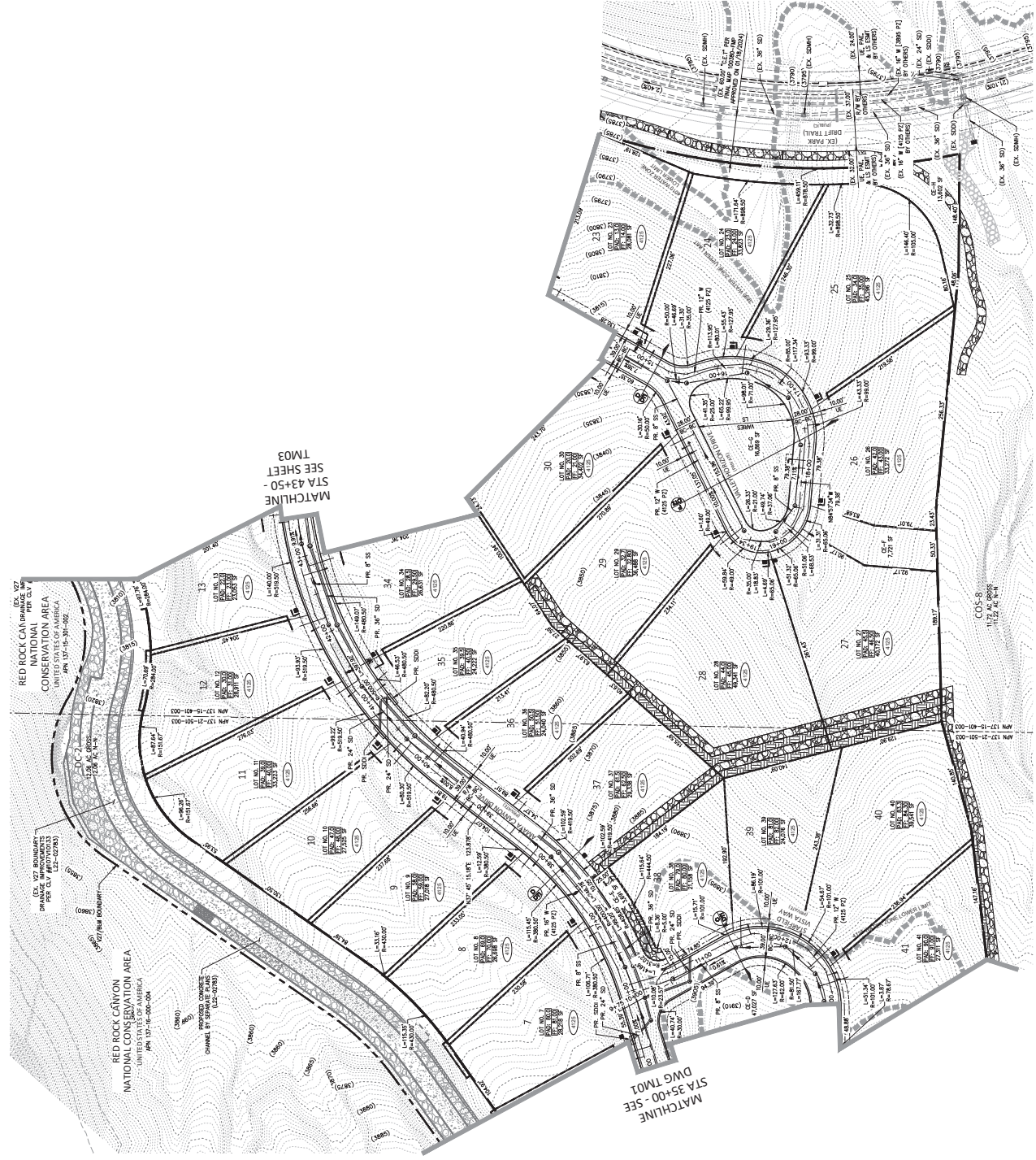
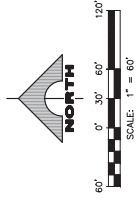
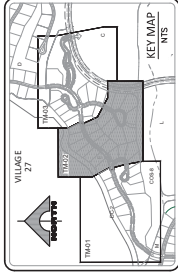
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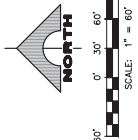
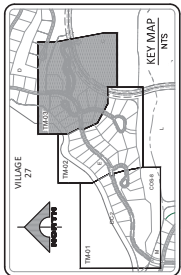
DRAWING
TM01
3 OF 10 SHTS

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04/30/2024





24-0174
04/30/2024



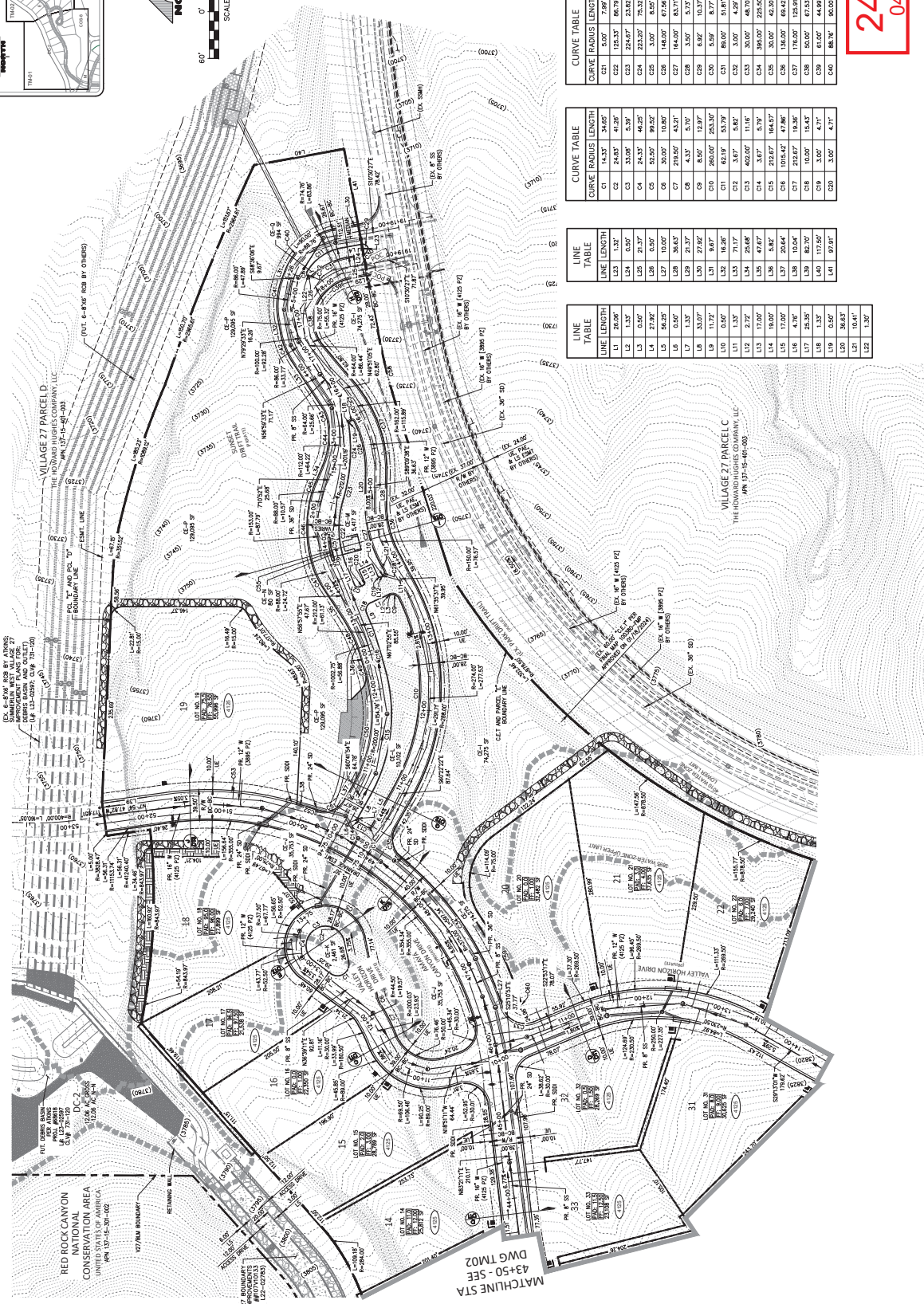
| CURVE TABLE | | |
|-------------|---------|---------|
| CURVE | RADIUS | LENGTH |
| C41 | 100.00' | 55.69' |
| C42 | 104.27' | 39.20' |
| C43 | 50.00' | 20.05' |
| C44 | 98.00' | 56.20' |
| C45 | 102.00' | 12.25' |
| C46 | 167.00' | 95.82' |
| C47 | 102.00' | 28.66' |
| C48 | 198.00' | 57.69' |
| C49 | 988.75' | 19.68' |
| C50 | 186.00' | 14.93' |
| C51 | 30.00' | 42.50' |
| C52 | 393.50' | 15.99' |
| C53 | 394.50' | 170.11' |
| C54 | 1.33' | 4.18' |
| C55 | 140.33' | 28.41' |
| C56 | 1.33' | 4.18' |
| C57 | 137.67' | 27.87' |
| C58 | 850.50' | 107.75' |
| C59 | 518.50' | 123.45' |
| C60 | 9.00' | 8.37' |

| CURVE TABLE | | | |
|-------------|---------|---------|--|
| CURVE | RADIUS | LENGTH | |
| C21 | 5.00' | 7.99' | |
| C22 | 125.33' | 86.79' | |
| C23 | 224.67' | 23.68' | |
| C24 | 223.20' | 76.32' | |
| C25 | 3.00' | 8.65' | |
| C26 | 144.00' | 67.56' | |
| C27 | 168.00' | 83.21' | |
| C28 | 3.00' | 5.73' | |
| C29 | 6.92' | 10.37' | |
| C30 | 5.99' | 8.77' | |
| C31 | 89.00' | 91.81' | |
| C32 | 3.00' | 4.29' | |
| C33 | 3.00' | 4.30' | |
| C34 | 395.00' | 225.50' | |
| C35 | 30.00' | 42.30' | |
| C36 | 136.00' | 69.42' | |
| C37 | 176.00' | 125.93' | |
| C38 | 50.00' | 67.53' | |
| C39 | 61.00' | 44.99' | |
| C40 | 84.70' | 90.00' | |

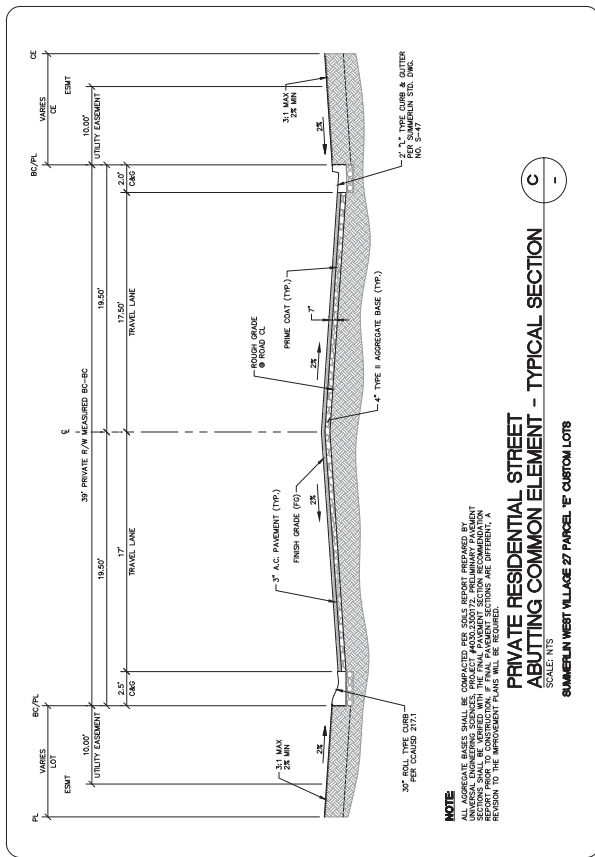
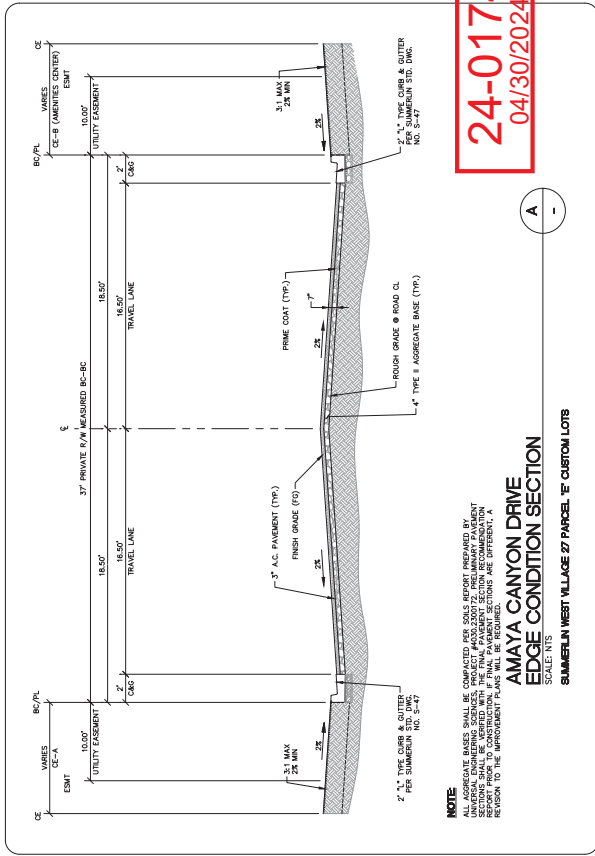
| CURVE TABLE | | |
|-------------|---------|---------|
| CURVE | RADIUS | LENGTH |
| C1 | 14.33' | 34.65' |
| C2 | 24.93' | 41.26' |
| C3 | 33.08' | 5.39' |
| C4 | 24.33' | 46.25' |
| C5 | 52.50' | 99.52' |
| C6 | 30.00' | 10.80' |
| C7 | 219.50' | 43.21' |
| C8 | 4.33' | 5.37' |
| C9 | 6.50' | 12.87' |
| C10 | 260.00' | 253.30' |
| C11 | 62.19' | 53.79' |
| C12 | 3.67' | 5.82' |
| C13 | 402.00' | 11.16' |
| C14 | 3.67' | 5.79' |
| C15 | 212.67' | 164.57' |
| C16 | 105.42' | 47.86' |
| C17 | 212.67' | 19.36' |
| C18 | 10.00' | 15.43' |
| C19 | 3.00' | 4.71' |
| C20 | 3.00' | 4.71' |

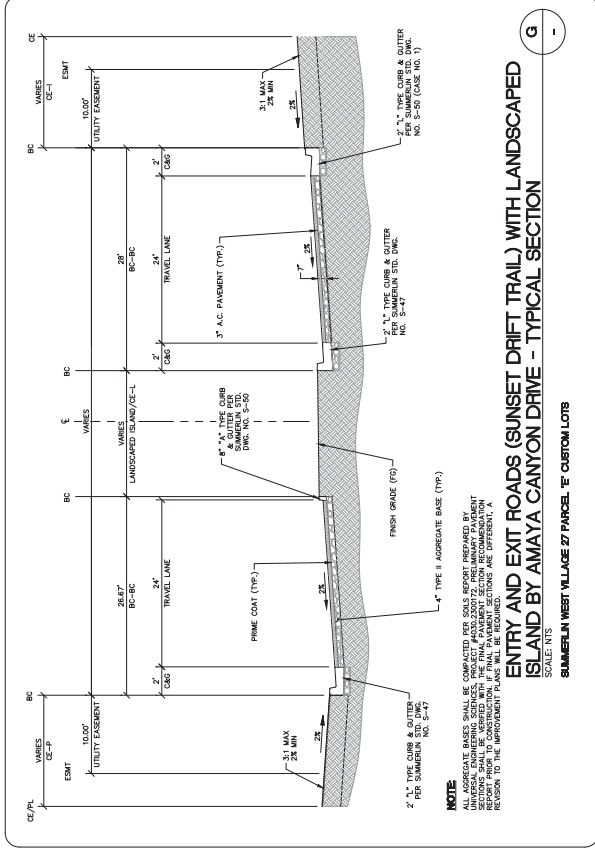
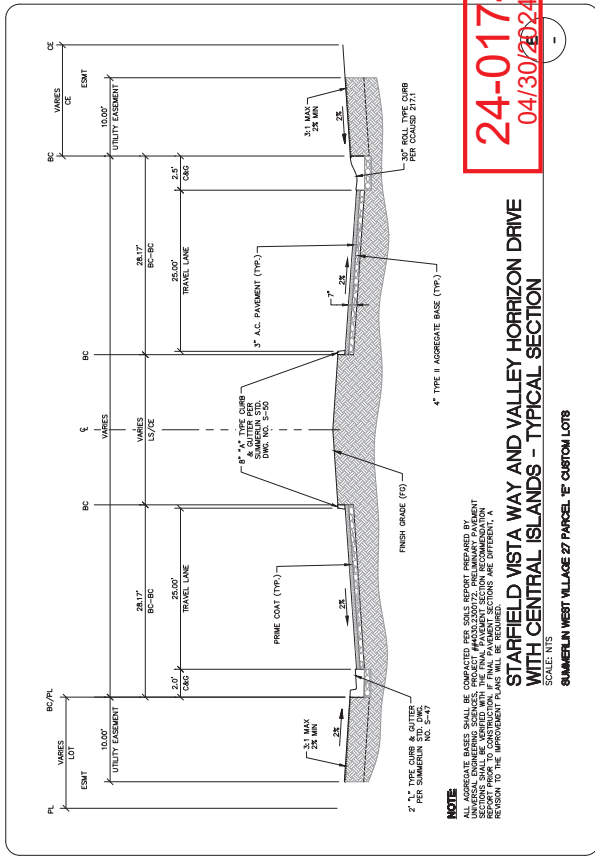
| LINE | TABLE |
|------|---------|
| L23 | 1.32" |
| L24 | 0.50" |
| L25 | 21.37" |
| L26 | 0.50" |
| L27 | 10.00" |
| L28 | 36.63" |
| L29 | 21.37" |
| L30 | 27.92" |
| L31 | 9.67" |
| L32 | 16.26" |
| L33 | 71.17" |
| L34 | 26.68" |
| L35 | 47.67" |
| L36 | 5.82" |
| L37 | 20.44" |
| L38 | 10.04" |
| L39 | 82.70" |
| L40 | 117.50" |
| L41 | 97.91" |

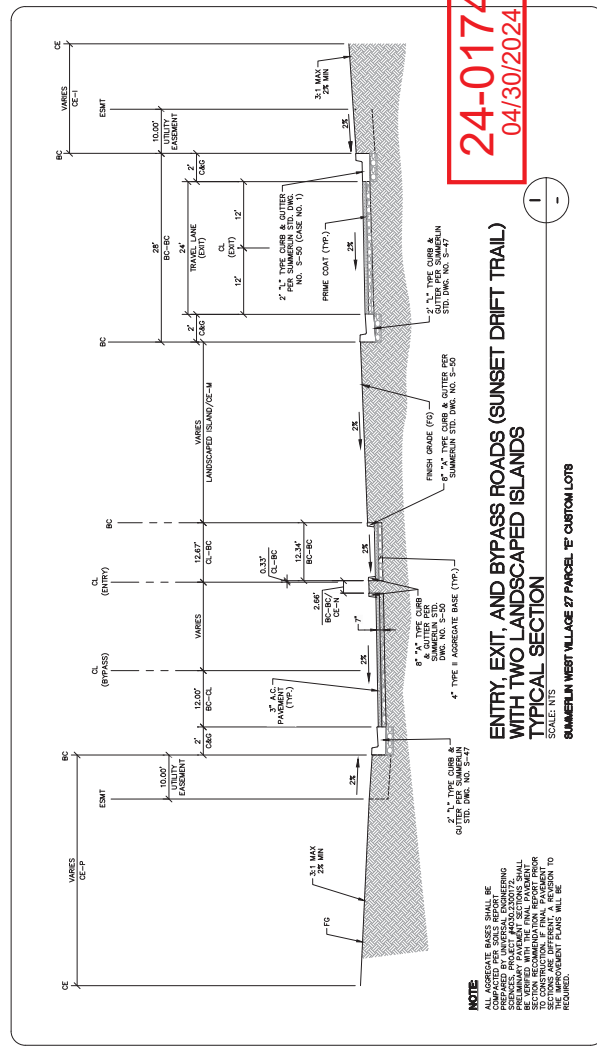
| LINE | LENGTH |
|------|--------|
| L1 | 26.06' |
| L2 | 1.33' |
| L3 | 0.50' |
| L4 | 27.92' |
| L5 | 56.25' |
| L6 | 0.50' |
| L7 | 1.33' |
| L8 | 33.07' |
| L9 | 11.72' |
| L10 | 0.50' |
| L11 | 1.33' |
| L12 | 3.33' |
| L13 | 17.00' |
| L14 | 19.00' |
| L15 | 17.00' |
| L16 | 4.76' |
| L17 | 25.35' |
| L18 | 1.33' |
| L19 | 0.50' |

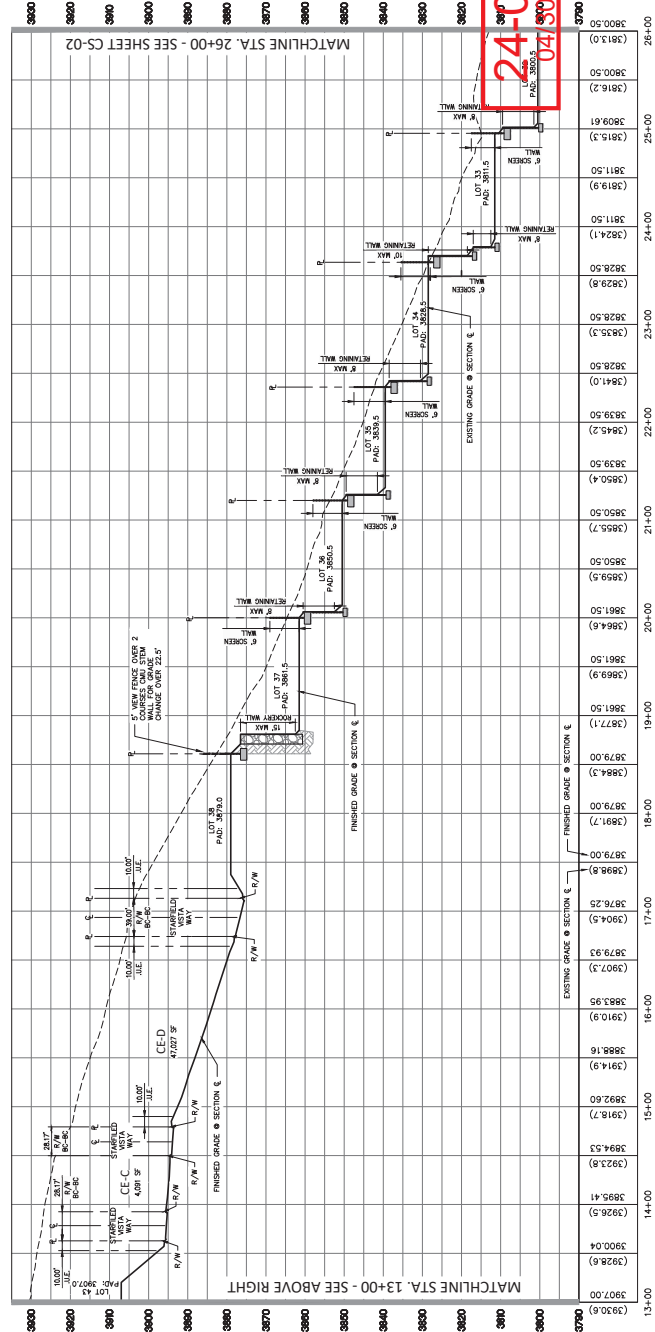


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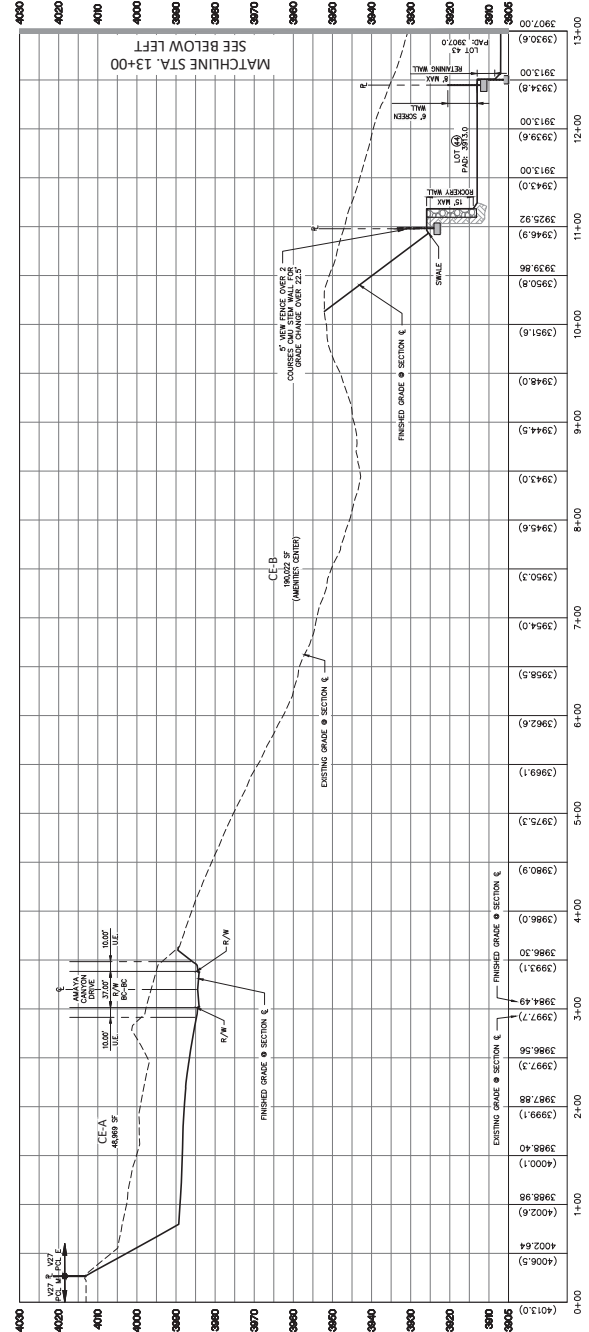








'A-A' CUT SECTION
(PRIVATE)
SCALE: HORIZ 1" = 60'
VERT. 1" = 15'

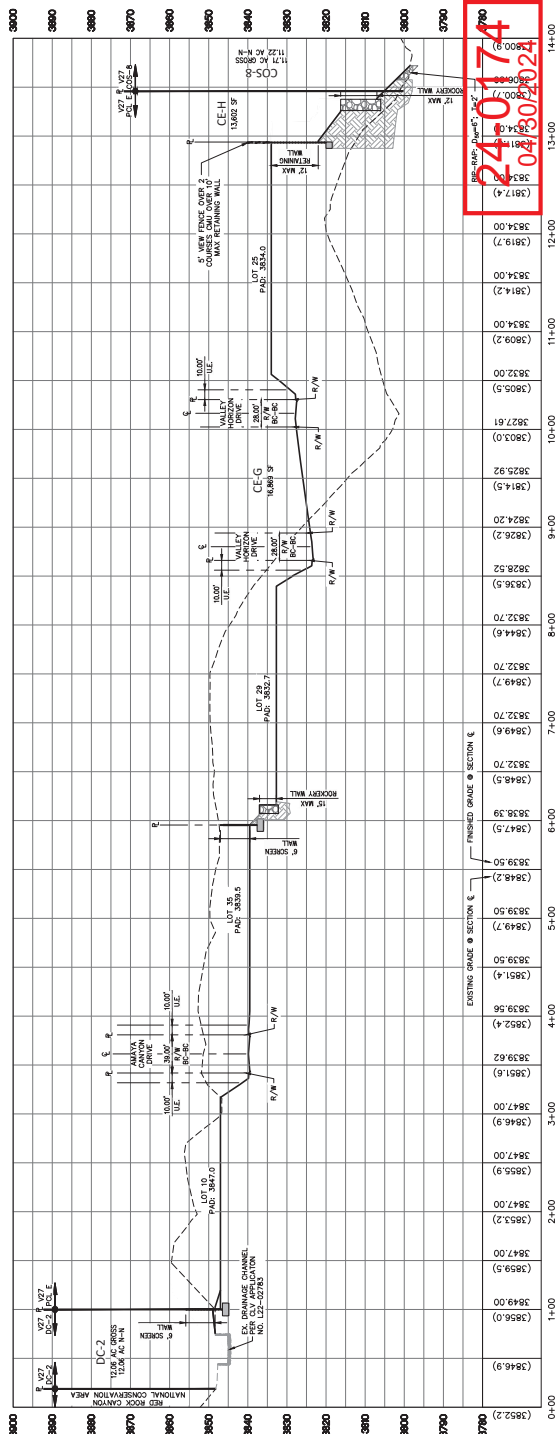


'A-A' CUT SECTION
(PRIVATE)
SCALE: HORIZ 1" = 60'
VERT. 1" = 15'

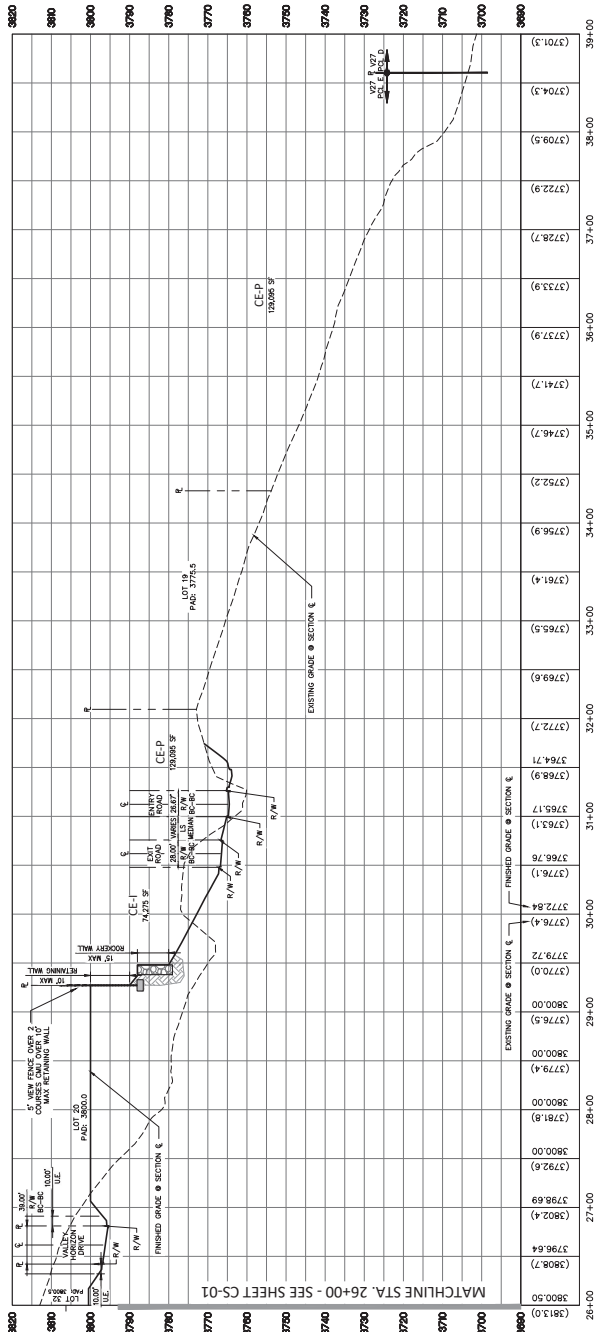
HOWARD HUGHES HOLDINGS INC.
SUMMERLIN WEST VILLAGE 27
PARCEL "E" CUSTOM LOTS
GRADING CUT SECTIONS 2

GC&S ENGINEERS & SURVEYORS
1555 S. RAINBOW BLVD
LAS VEGAS, NV 89146
T: 702.804.2000
F: 702.804.2299
gcw@engineering.com

62027-404

[illegible]

'B-B' CUT SECTION
(PRIVATE)
SCALE: HORIZ 1" = 60'
VERT 1" = 10'



'A-A' CUT SECTION
(PRIVATE)
SCALE: HORIZ 1" = 60'
VERT. 1" = 15'