



DEPARTMENT OF PLANNING

Application / Petition Form & Statement of Financial Interest

Department Use

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

23-0424
08/17/2023

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

Project Address (Location) Far Hills Avenue & Sky Vista Drive

Project Name Summerlin Village 29 Parcel C and D **Proposed Use** _____

Assessor's Parcel #(s) 137-27-117-002 & 137-27-117-003 **Ward #** _____

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

Additional Information _____

Property Owner HOWARD HUGHES COMPANY LLC **Contact** Betty Shervorski

Address 10845 Griffith Peak Drive, Suite 160 **City** Las Vegas **State** NV **Zip** 89135

E-mail betty.shevorski@howardhughes.com **Phone** 702-791-4362

Applicant TOLL SOUTH LV LLC **Contact** Isaac Summers

Address 1140 North Town Center, Suite 250 **City** Las Vegas **State** NV **Zip** 89144

E-mail isummers@storybooknewhomes.com **Phone** 702-216-7436

Representative RCI Engineering **Contact** Amy Graybill

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

E-mail agraybill@rcinevada.com **Phone** 702-998-1777

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

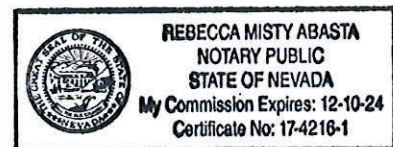
Print Name Brian P Walsh

Subscribed and sworn before me

This 16 day of August, 20 23

Rebecca Misty Abasta

Notary Public in and for said County and State



HOWARD HUGHES COMPANY LLC
10845 GRIFFITH PEAK DRIVE, SUITE 160 LAS VEGAS, NV 89135
PHONE: (702) 240-0110

Toll Brothers
America's Luxury Home Builder



RCI ENGINEERING
550 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PHONE: 702.453.0800 FAX: 702.453.0901

THAT PORTION OF THE SECTIONS 26 AND 27, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., DESCRIBED AS FOLLOWS:

GRID NORTH AS DEFINED BY THE CENTRAL MERIDIAN OF THE NEVADA COORDINATE REFERENCE SYSTEM (NCRS), LAS VEGAS HIGH ELEVATION ZONE, NORTH AMERICAN DATUM OF 1983; SAID MERIDIAN BEING

CONCURRENT WITH 114259 WEST OF THE GALENMECH ALBUQUERQUE
 LINEAR UNIT: US SURVEY FOOT (FTUS)
 DATUM (REFERENCE FRAME): NAD 83 (2011) EPOCH 2010.00
 SYSTEM: NEVADA COORDINATE REFERENCE SYSTEM (NCRS)
 ZONE: LAS VEGAS HIGH ELEVATION ZONE
 PROJECTION: TRANSVERSE MERCATOR
 FALSE EASTING: 391017.00 M
 FALSE NORTING: 391017.00 M
 LENGTH OF CENTRAL MERIDIAN: 114259.00"
 WIDTH OF CENTRAL MERIDIAN: 114259.00"
 NORTHING AT GRID ORIGIN: 400,000.00 M (1,312,333.5333 FTUS)
 EASTING AT GRID ORIGIN: 400,000.00 M (1,312,333.5333 FTUS)
 SCALE FACTOR ON CENTRAL MERIDIAN: 1.000133 (ENACT)

PROJECT DATUM: NORTH AMERICAN VERTICAL DATUM OF 1985
(NAVVD88)

CITY OF LAS VEGAS BENCHMARK: 7LV09 27E4
NAVVD88 ELEVATION: 1016.62 METERS (3,335.36 FEET)

RYDER AND PLOT IN TOP OF CURB AT SOUTHEAST CORNER OF
FAR HILLS AVENUE AND DESERT FOOTHILLS DRIVE

2003-
 1
 ROW
 SW
 SF
 CE
 POC

```

LINKS:
INTERNAL= 11
PEDESTRIAN ACCESS= 2 (0.5 EACH)
TOTAL OF LINKS= 12

NODES:
INTERNAL STREET INTERSECTIONS= 9
TOTAL OF NODES= 9

LINKS/NODES= 12/9
CONNECTIVITY SCORE TOTAL= 1.33

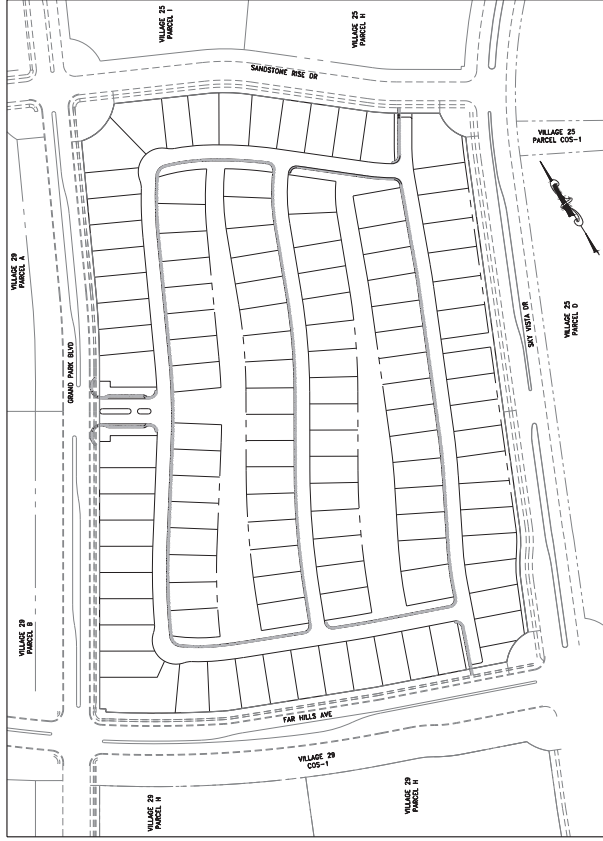
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FOLLOWING IS A LIST OF CITY OF LAS VEGAS RESIDENTIAL MOU ITEMS BEING UTILIZED.

- SIDEWALK REQUIRED ON ONE SIDE OF THE INTERIOR PRIVATE STREETS IN COMPLIANCE WITH ONE OF THE APPROVED STREET SECTIONS.
- 33' FL. TO FL. WITH PARKING ON BOTH SIDES TO BACK OF CURB

NOT TO SCALE

NOT TO SCALE

[illegible][illegible]

APM = 137-27-117-002, 137-27-117-003
 & 137-28-510-003

CURRENT ZONING
PROPOSED ZONING
TOTAL GROSS ACREAGE
TOTAL SINGLE FAMILY
TOTAL COMMON LOTS
DENSITY
OPEN SPACE PROVIDED
OPEN SPACE REQUIRED
MINIMUM LOT SIZE
MAXIMUM LOT SIZE
AVERAGE LOT SIZE

CLIENT INTENT

| SHR. No. | DRG | COVER SHEET | DATE |
|----------|------|-----------------------------------|------------|
| 1 | C-1 | OVERALL SITE PLAN | 11/14/2012 |
| 2 | SP-1 | TEMPERATURE MAP (SHEET 1 OF 8) | |
| 3 | TH-1 | TEMPERATURE MAP (SHEET 2 OF 8) | |
| 4 | TH-2 | TEMPERATURE MAP (SHEET 3 OF 8) | |
| 5 | TH-3 | TEMPERATURE MAP (SHEET 4 OF 8) | |
| 6 | TH-4 | TEMPERATURE MAP (SHEET 5 OF 8) | |
| 7 | TH-5 | TEMPERATURE MAP (SHEET 6 OF 8) | |
| 8 | TH-6 | TEMPERATURE MAP (SHEET 7 OF 8) | |
| 9 | TH-7 | TEMPERATURE MAP (SHEET 8 OF 8) | |
| 10 | DA-1 | DETAILS AND SECTIONS | |
| 11 | D-1 | SITE CROSS SECTION (SHEET 1 OF 2) | |
| 12 | C-2 | SITE CROSS SECTION (SHEET 2 OF 2) | |
| 13 | CS-2 | SITE CROSS SECTION (SHEET 2 OF 2) | |

| | | |
|----|-------|-----------------------------------|
| 10 | 11M-8 | INITIATIVE MAP (SHEET 8 OF 8) |
| 11 | D-1 | DETAILS AND SECTIONS |
| 12 | CS-1 | SITE CROSS SECTION (SHEET 1 OF 2) |
| 13 | CS-2 | SITE CROSS SECTION (SHEET 2 OF 2) |

DATE: September 07, 2021
HORIZ. SCALE: M/A
VERT. SCALE: M/A
DRAWN BY: WM
DESIGNED BY: CR
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 3110.0073

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 17, LAS VEGAS, NV 89106
PHONE: 702.453.0800 FAX: 702.453.9801



Toll Brothers

VILLAGE 29 PARCEL C AND D
COVER SHEET
NEWADA



C-1
PAGE 1 OF 1

DATE: September 07, 2023
PROJECT # 2110.0073
APPROVED BY: [Signature]
CHECKED BY: [Signature]
DRAWN BY: [Signature]
SCALE: 1"=50'
NORTH ARROW: [North Arrow]

RCI ENGINEERING
500 SOUTH HAMMO DRIVE, SUITE 17, LAS VEGAS, NV 89108
PHONE: 702.453.0000 FAX: 702.453.0001
WWW.RCIENGINEERING.COM



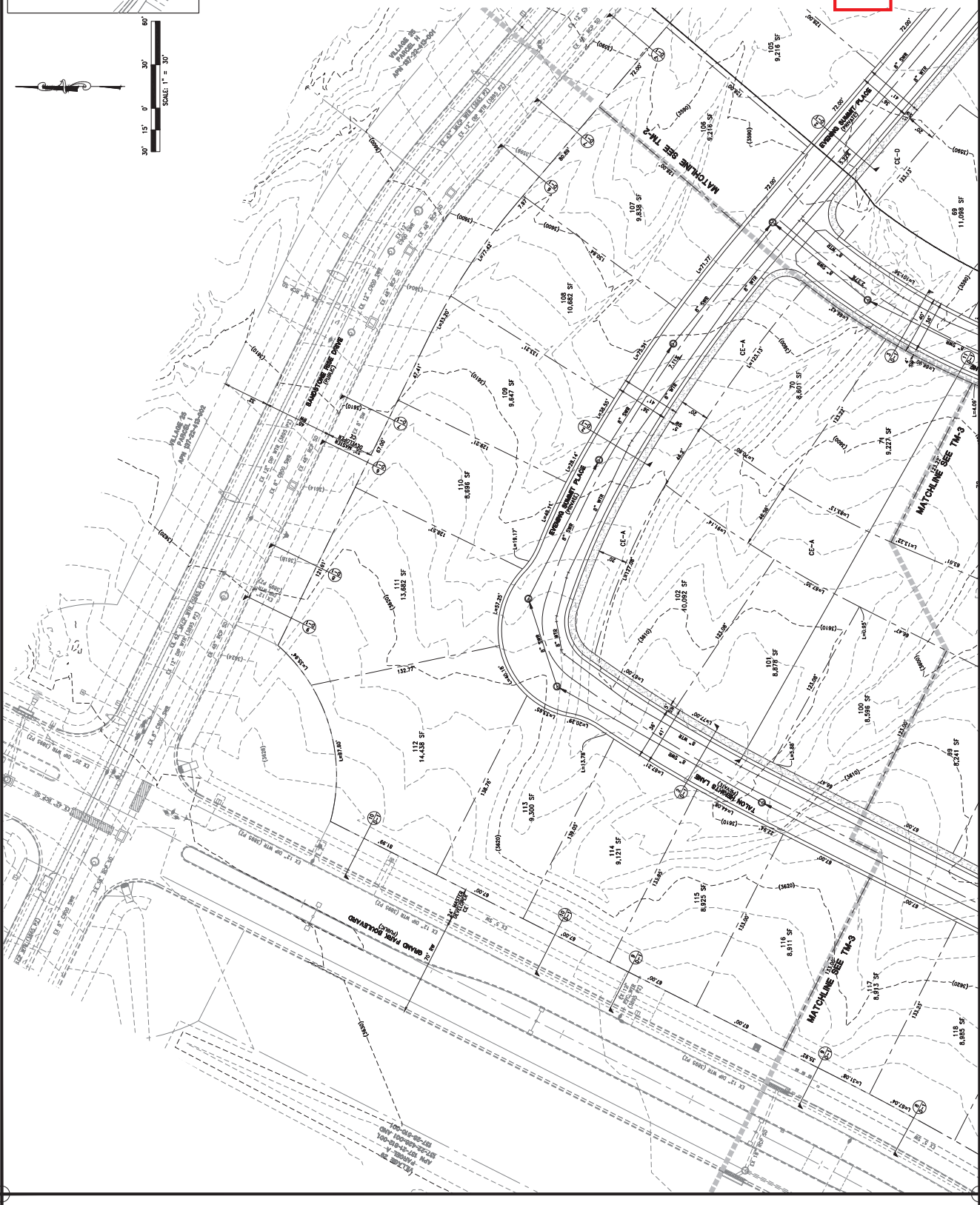
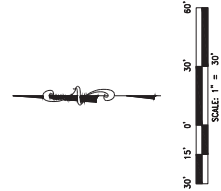
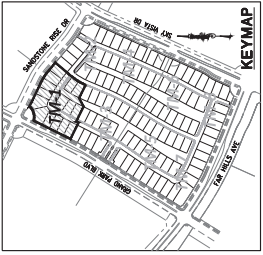
Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 200
LAS VEGAS, NEVADA 89144
PHONE: 702.443.8800 FAX: 702.443.8810

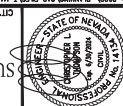
NEVADA
TENTATIVE MAP (SHEET 1 OF 8)
SUMMERLIN VILLAGE 29 PARCEL C AND D
CITY OF LAS VEGAS



TM-1
SHEET 1 OF 8

23-0424
09/11/2023



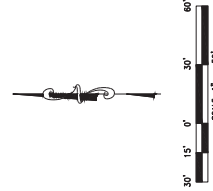
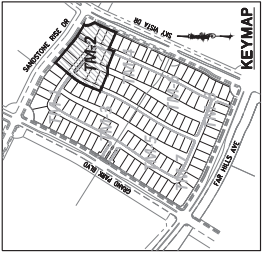


CITY OF LAS VEGAS
SUMMERLIN VILLAGE 29 PARCEL C AND D
TENTATIVE MAP (SHEET 2 OF 8)
Nevada
PROJECT # 2110.0073
DATE: September 07, 2023
NORTH SCALE: 1"=50'
VERT. SCALE: 1"=50'
HORIZ. SCALE: 1"=50'
CHECKED BY: JLM
DRAWN BY: JLM
SCALE: 1"=50'
APPROVED BY: JLM
PROJECT # 2110.0073

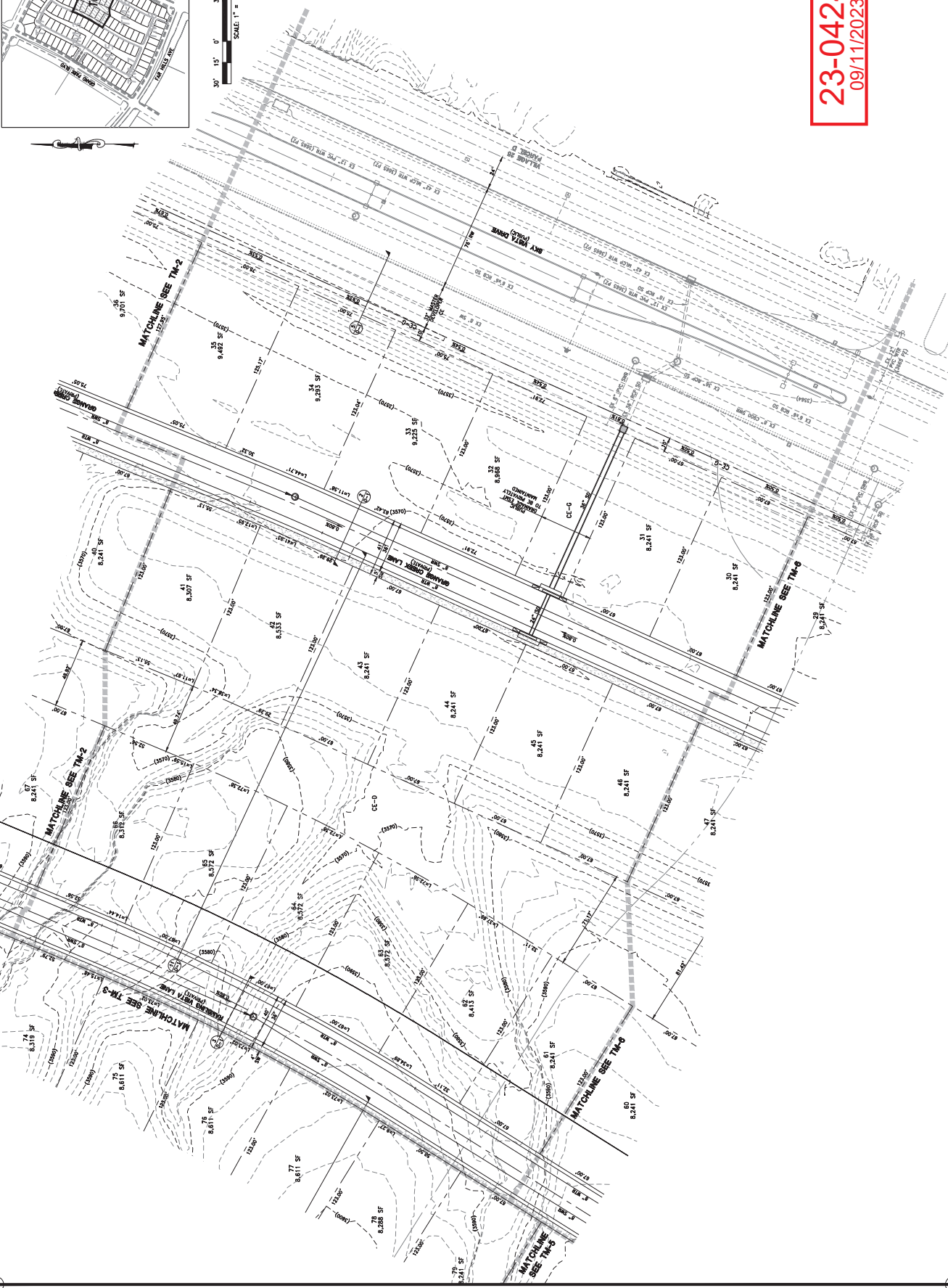
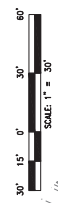
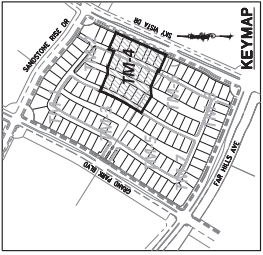
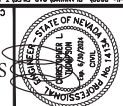
TM-2
SHEET 4 OF 8

Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 200
LAS VEGAS, NEVADA 89144
PH: 702.433.8800 FAX: 702.433.8810

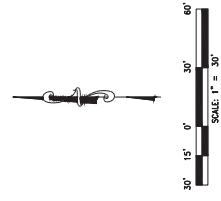
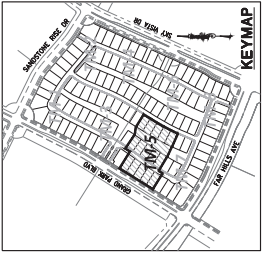
RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 117, LAS VEGAS, NV 89108
PHONE: 702.433.8800 FAX: 702.433.8810







23-0424
09/11/2023



DATE: September 07, 2023
PROJECT # 2310.0073

APPROVED BY: [Signature]
CHECKED BY: [Signature]
DRAWN BY: [Signature]
SCALE: 1"=50'
NORTH: [Arrow pointing up]



RCI ENGINEERING
500 SOUTH HAMMO DRIVE, SUITE 117, LAS VEGAS, NV 89108
PHONE: 702.453.0800 FAX: 702.453.0801
WWW.RCIENGINEERING.COM

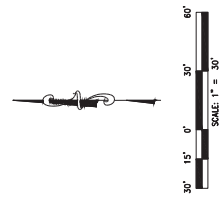
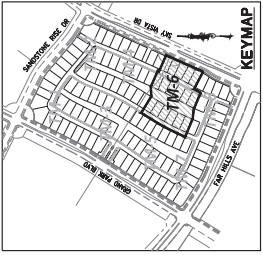
Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 200
LAS VEGAS, NV 89144
PHONE: 702.443.8800 FAX: 702.443.8810



CITY OF LAS VEGAS
TENTATIVE MAP (SHEET 6 OF 8)
SUMMERLIN VILLAGE 29 PARCEL C AND D

TM-6

23-0424
09/11/2023



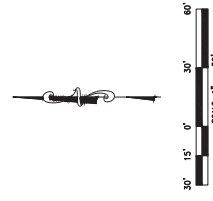
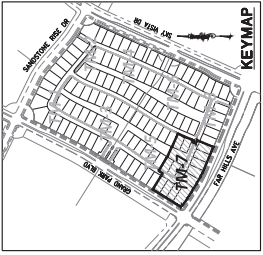
23-0424
09/11/2023



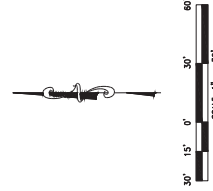
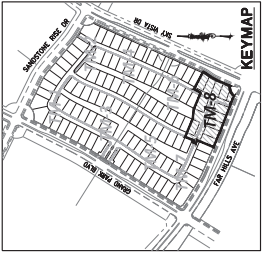
SUMMERLIN VILLAGE 29 PARCEL C AND D
TENTATIVE MAP (SHEET 7 OF 8)
CITY OF LAS VEGAS
NEVADA

Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 200
LAS VEGAS, NEVADA 89164
PH: 702.243.8800 FAX: 702.243.8810

RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 117, LAS VEGAS, NV 89108
PHONE: 702.453.0001 FAX: 702.453.0001
MAH: 702.453.0000
CHECKED BY: C.E.
DESIGNED BY: C.E.
DATE: September 07, 2023
PROJECT #: 2310.0073



23-0424
09/11/2023



RCI ENGINEERING
500 SOUTH RANCHO DRIVE, SUITE 117, LAS VEGAS, NV 89106
PHONE: 702.453.0000 FAX: 702.453.0001
APPROVED BY: [Signature]
CHECKED BY: [Signature]
DESIGNED BY: [Signature]
DATE: September 07, 2023
PROJECT #: 2310.0073

Toll Brothers
America's Luxury Home Builder
1140 JORDAN CENTER DRIVE, SUITE 200
LAS VEGAS, NEVADA 89144
PHONE: 702.434.8800 FAX: 702.434.8810

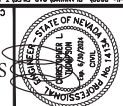
NEVADA
TENTATIVE MAP (SHEET 8 OF 8)
SUMMERLIN VILLAGE 29 PARCEL C AND D
CITY OF LAS VEGAS



TM-8
SHEET 8 OF 8

23-0424
09/11/2023

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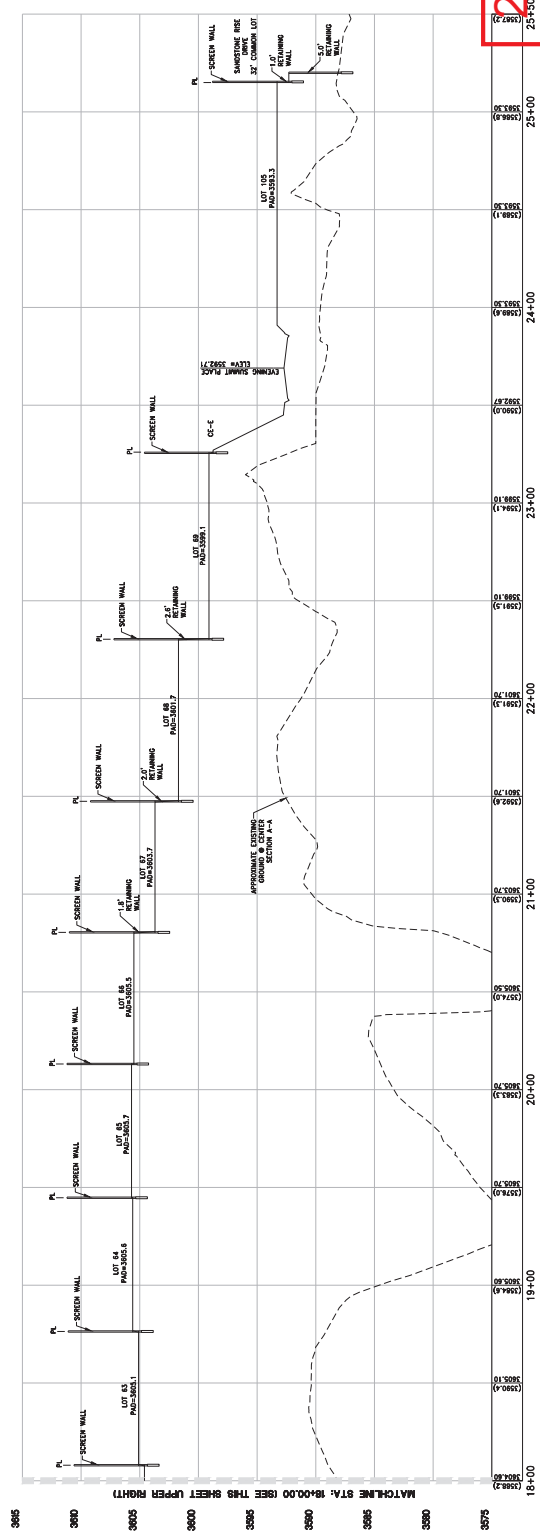
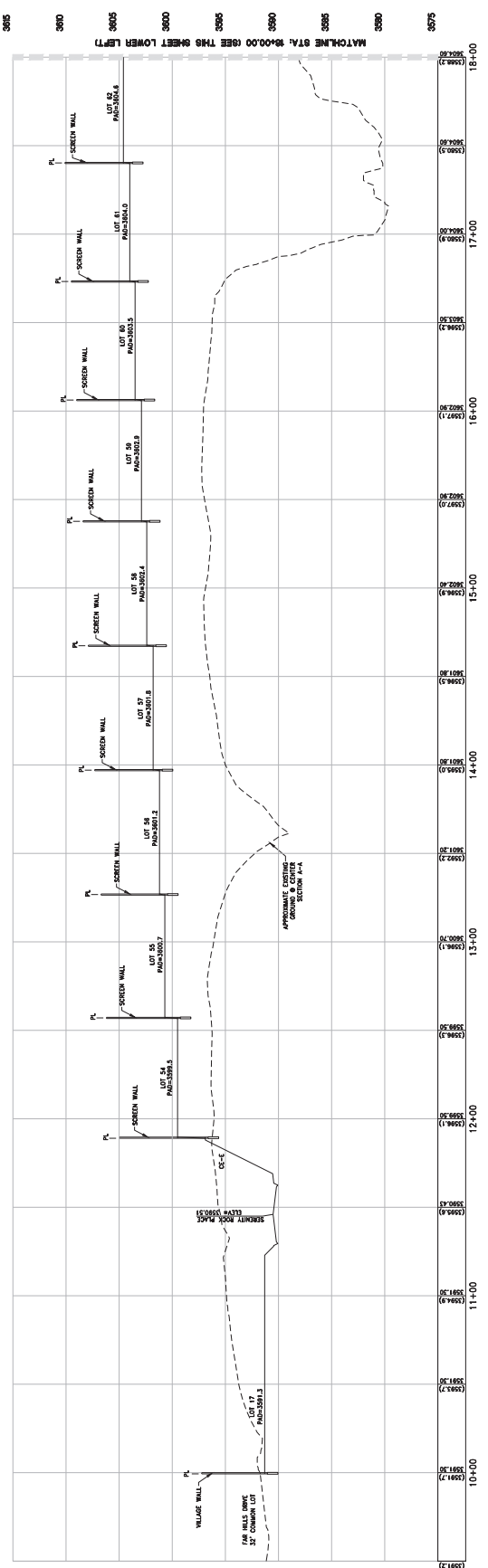


UNIVERSITY OF LAS VEGAS
SITE CROSS SECTION (SHEET 1 OF 2)
NEVADA

Toll Brothers
America's Luxury Home Builder
1140 TOWN CENTER DRIVE, SUITE 250
LOS ANGELES, CALIF. 90044
PH: 702.343.9800 FAX: 702.343.9810

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

DATE: September 07, 2025
HORIZ. SCALE: 1"=5'
VERT. SCALE: 1"=5'
DRAWN BY: WMM
DESIGNED BY: CR
CHECKED BY: CLT
APPROVED BY: CLT
PROJECT #: 3110.0073



SOUTHWEST/NORTHEAST SECTION A-A

