

PARCEL B-3
UNIT 3
SF3

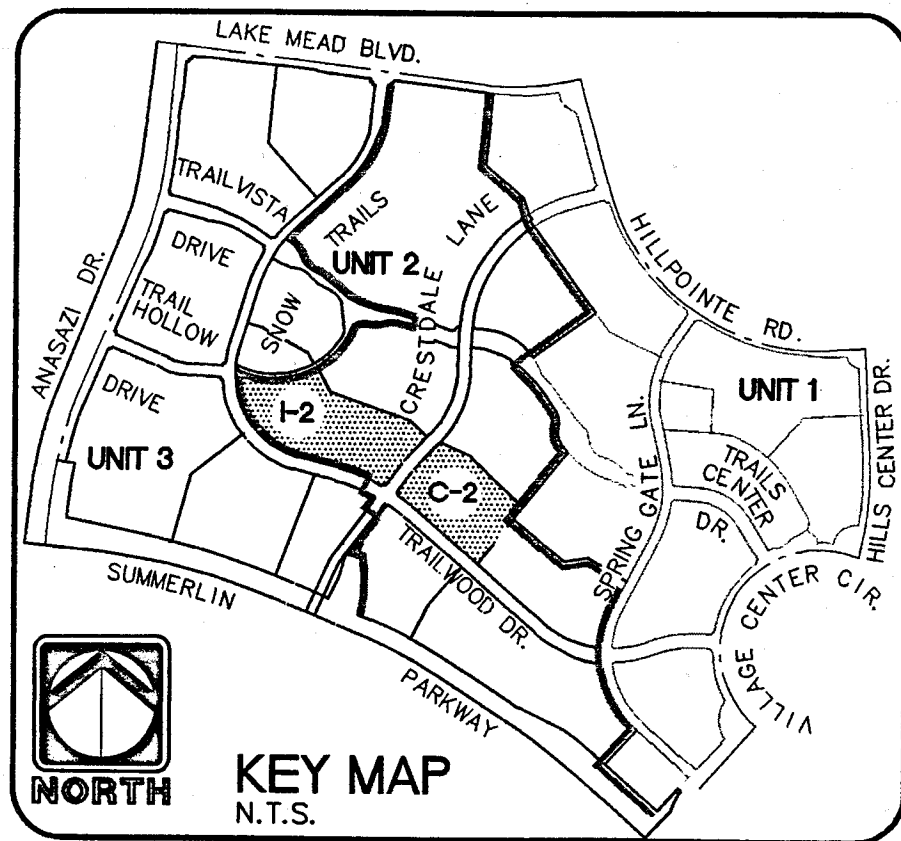
PARCEL P-2
UNIT 3
SF3

PARCEL J-2
UNIT 2
SF3

PARCEL I-2
19.03 AC. (NET-NET)
MF1

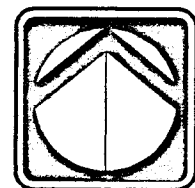
CURRENT LAND USE: SF3
PROPOSED LAND USE: MF1

PARCEL B-2
UNIT 2
SF3



PARCEL C-3
UNIT 3
SF3

PARCEL H-2
UNIT 3
MF2



SCALE: 1" = 200'

S-2
114 UNITS.

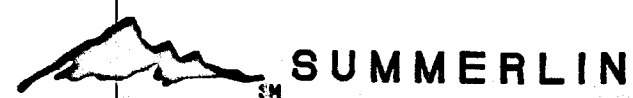
PARCEL C-2
12.60 AC. (NET-NET)
SF3

CURRENT LAND USE: SFA
PROPOSED LAND USE: SF3

PARCEL G-2
UNIT 2
MF2

PARCEL D-2
UNIT 2
SF3

LAND USE EXHIBIT FOR PARCEL C-2 AND I-2



VILLAGE 7 - THE TRAILS - UNIT 2

DATE: 10-03-94

SURVEYOR

THE KEITH COMPANIES, NEVADA

- PLANNING
- CIVIL ENGINEERING
- ENVIRONMENTAL SERVICES
- LAND SURVEYING
- DEVELOPER SERVICES
- PUBLIC WORKS
- WATER RESOURCES

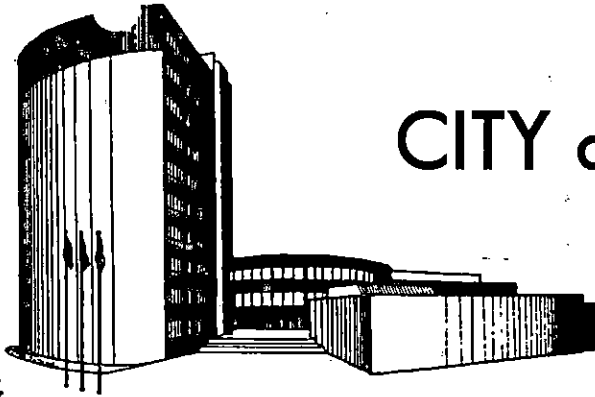
4008 SOUTH INDUSTRIAL ROAD, LAS VEGAS, NV 89103 (702)738-0360 FAX(702)738-0362

SU-31-94
STAFF COPY

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

November 16, 1994

Mr. Gary R. Busby, Project Manager
The Keith Companies
4052 South Industrial Road
Las Vegas, Nevada 89103

*Call Underwood, ATCS
733-0350
opn-site address
10006 Trailwood
C-64-95*

Re: SV-31-94 - LAND USE CHANGE & SV-32-94 (next sheet).

Dear Applicant:

The City Referral Group considered your request for a Land Use Change on Parcels 5 and 7 of The Trails Unit 2C in Summerlin Village 7, at its meeting held on November 14, 1994. The Referral Group unanimously APPROVED the request, subject to:

1. If the requested changes result in substantial traffic impacts, the Master Traffic Impact Analysis for this Summerlin Village should be updated to reflect the changes in land use as required by the Department of Public Works.
2. Parcel 5 shall be limited to a maximum of 10 units per acres. Any increase in density requires review and approval by the City Referral Group.
3. Approval of plot plans and building elevations for each parcel by the City Referral Group prior to development.
4. Satisfaction of all City Code requirements and design standards of all City Departments.

This action by the Department of Community Planning and Development is final unless an appeal, in writing, is filed with the Secretary of the Planning Commission within ten (10) working days after receipt of this letter.

Sincerely,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT

John L. Schlegel
JOHN L. SCHLEGEL, ACTING DIRECTOR

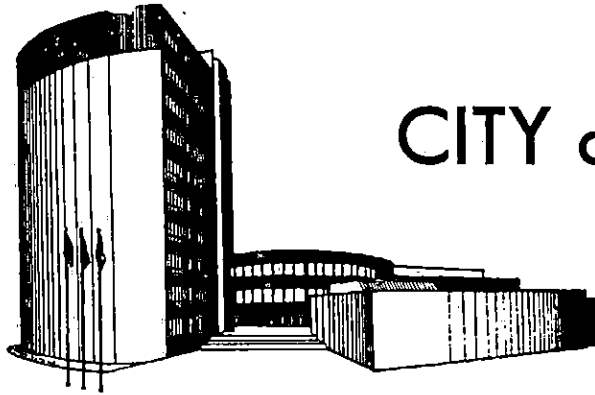
JLS:RA:gm
JA



MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

November 29, 1994

733-0350

Cele Underwood, AICP
Processing Manager
The Keith Companies
4052 South Industrial Road
Las Vegas, Nevada 89103

Re: SV-32-94 - Site Plan Review for Summertrail, Parcel "I-2" of Summerlin Village 7

Dear Applicant:

The City Referral Group considered your request for a Site Plan Review for Summertrail, Parcel "I-2" in Summerlin Village 7, at its meeting held on November 28, 1994. The Referral Group unanimously APPROVED the request, subject to:

1. Prior to the issuance of any building permits, obtain approval from the City Engineer of a site-specific deviation from the adopted Summerlin Improvement Standards to allow onsite private access drives with widths less than those presently allowed in the Summerlin community. If a deviation of the private roadway standards can not be obtained, redesign the site layout to meet current Summerlin Improvement Standards as required by the Department of Public Works.
2. Additional parking spaces should be provided, if feasible, adjacent to the onsite private access drives wherever possible to allow conveniently located overflow parking in reasonable proximity to all residential units.
3. No parking should be allowed on any onsite private access drive except where offroad parking spaces are provided or where the roadway width has been widened sufficiently to accommodate such.
4. The design and layout of all onsite private access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.

continued

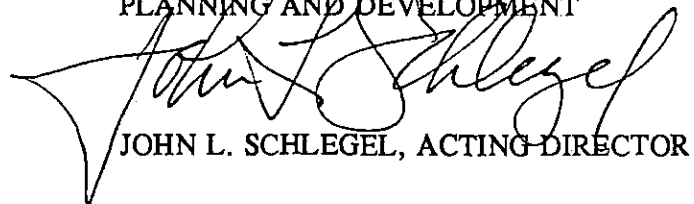


5. Those segments of the onsite private access drive network that connect this development to the abutting public streets shall be redesigned, located and constructed in accordance with Standard Drawing #222a as required by the Department of Public Works.
6. Construct sidewalk on at least one side of all active (non-crashgated) segments of the onsite private access drive network connecting this site to the adjacent public streets; the connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the onsite roadway network; the connecting sidewalk shall be terminated onsite with a handicap ramp as required by the Department of Public Works.
7. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to issuance of a building or grading permit, whichever may occur first.
9. Landscaping and a permanent underground sprinkler system shall be provided as required by the Department of Community Planning and Development and shall be maintained in a satisfactory manner.
10. Submittal of a landscaping plan prior to or at the same time application is made for a building permit, or prior to occupancy, whichever occurs first.
11. All mechanical equipment, air conditioners, and trash areas shall be screened from view from the abutting streets.
12. Satisfaction of City Code requirements and design standards of all City departments.
13. Hydrants with required fire flow to be installed prior to combustible construction as required by the Department of Fire Services.

This action by the Department of Community Planning and Development is final unless an appeal, in writing, is filed with the Secretary of the Planning Commission within ten (10) working days after receipt of this letter.

Sincerely,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT



JOHN L. SCHLEGEL, ACTING DIRECTOR

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

November 16, 1994

Mr. Gary R. Busby, Project Manager
The Keith Companies
4052 South Industrial Road
Las Vegas, Nevada 89103

Re: SV-31-94 - LAND USE CHANGE (SFA → SF3)

Dear Applicant:

The City Referral Group considered your request for a Land Use Change on Parcels 5 and 7 of The Trails Unit 2C in Summerlin Village 7, at its meeting held on November 14, 1994. The Referral Group unanimously APPROVED the request, subject to:

1. If the requested changes result in substantial traffic impacts, the Master Traffic Impact Analysis for this Summerlin Village should be updated to reflect the changes in land use as required by the Department of Public Works.
2. Parcel 5 shall be limited to a maximum of 10 units per acres. Any increase in density requires review and approval by the City Referral Group.
3. Approval of plot plans and building elevations for each parcel by the City Referral Group prior to development.
4. Satisfaction of all City Code requirements and design standards of all City Departments.

This action by the Department of Community Planning and Development is final unless an appeal, in writing, is filed with the Secretary of the Planning Commission within ten (10) working days after receipt of this letter.

Sincerely,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


JOHN L. SCHLEGEL, ACTING DIRECTOR

JLS:RA:gm
JCA



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

NOVEMBER 14, 1994 - CITY REFERRAL GROUP

SV-31-94 - VILLAGE 7, PARCELS 5 AND 7, THE TRAILS UNIT 2C.

APPLICATION REQUEST:

This request is to change the land use designation of Parcel 5 from SF3 (Single Family Detached, maximum of 10 units to the acre) to MF1 (Low Density Multi-Family, maximum of 14 units to the acre); and to change the land use designation of Parcel 7 from SFA (Single Family Attached, maximum of 14 units to the acre) to SF3 (Single Family Detached, maximum of 10 units to the acre).

If this request is approved, a Development Plan Review for Parcel 5 will be considered by the City Referral Group on November 28, 1994.

FINDINGS:

The proposed land use designation change for Parcel 7 would result in a decrease in density. Although the MF1 proposed for Parcel 5 allows a maximum of 14 units per acres, the applicant has indicated that the property would be developed at 10 units per acre, which would result in no increase in density over the current SF3. Based on these findings, the proposed land use designation changes are a minor modification to the development plan.

STAFF RECOMMENDATION: APPROVAL, subject to the following:

1. If the requested changes result in substantial traffic impacts, the Master Traffic Impact Analysis for this Summerlin Village should be updated to reflect the changes in land use as required by the Department of Public Works.
2. Parcel 5 shall be limited to a maximum of 10 units per acres. Any increase in density requires review and approval by the City Referral Group.
3. Approval of plot plans and building elevations for each parcel by the City Referral Group prior to development.
4. Satisfaction of all City Code requirements and design standards of all City Departments.

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
SCOTT HIGGINSON
FRANK HAWKINS JR.
KEN BRASS

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

October 17, 1994

Mr. Gary R. Busby, Project Manager
The Keith Companies
4052 South Industrial Road
Las Vegas, Nevada 89103

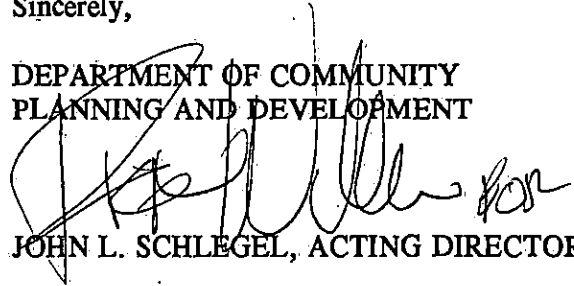
Re: SV-31-94 - LAND USE CHANGE

Dear Applicant:

Your request on behalf of Howard Hughes Properties Limited Partnership for a Land Use Change for Parcels 5 and 7 of Summerlin Village 7 - The Trails, Unit 2C, will be considered by the City Referral Group at its meeting scheduled for Monday, November 14, 1994, at 2:00 p.m. in this Department's Conference Room (second floor). Please plan to attend.

Sincerely,

DEPARTMENT OF COMMUNITY
PLANNING AND DEVELOPMENT


JOHN L. SCHLEGEL, ACTING DIRECTOR

JLS:RA:gm

RA



George

INTER-OFFICE MEMORANDUM

Date

October 17, 1994

<p>TO: Richard Goecke Chief Clell West Paul Wilkins Dave Kuiper</p>	<p>FROM: John L. Schlegel, Acting Director Department of Community Planning and Development</p>
<p>SUBJECT: Summerlin Referral Group Meeting November 14, 1994</p>	<p>COPIES TO: Larry Barton Richard L. Williams John McNellis Rod Allison Andy Reed Gordon Derr</p>

The following item has been added to the agenda for the City Referral Group meeting scheduled for Monday, November 14, 1994, at 2:00 p.m. in this Department's Conference Room.

SV-31-94 The Keith Companies on behalf of Howard Hughes Properties Limited Partnership, for a Land Use Change for Parcels 5 and 7 of The Trails, Unit 2.

Please mark your records accordingly, and provide comments on this request to Andy Reed by Friday, November 4, 1994.

JLS:RA:gm

DEPARTMENT OF
BUILDING & SAFETY
BY

NOV 01 1994

NO COMMENT
 CONDITIONS AS NOTED

PLANNING AND
DEVELOPMENT

Nov 2 4 28 PM '94

RECEIVED

MEMO

DATE 11/8/94

TO: **COMMUNITY PLANNING AND DEVELOPMENT**

FROM: **FIRE PREVENTION DIVISION**

SUBJECT: SV-31-94

1. NO OBJECTIONS.
2. SUBJECT TO CONDITIONS LISTED.
3. MUST BE CONSTRUCTED/INSTALLED TO CONFORM TO ALL APPLICABLE FIRE CODES, BUILDING CODES, CITY CODES, AND WHERE NECESSARY ANY STATE AND FEDERAL CODES.
4. FIRE HYDRANTS CAPABLE OF SUPPLYING THE REQUIRED FIRE FLOW SHALL BE IN SERVICE PRIOR TO ANY COMBUSTIBLE CONSTRUCTION.
5. STREET ACCESS, FIRE LANES TO COMPLY WITH CITY STANDARDS WIDTHS, CUL-DE-SACS, AND RADIUS.
6. ADDITIONAL CONDITIONS/COMMENTS: _____

RECEIVED
Nov 8 10 08 AM '94
PLANNING AND
DEVELOPMENT

R. Peoples
FIRE DEPARTMENT REPRESENTATIVE'S SIGNATURE



THE KEITH COMPANIES

October 17, 1994

City of Las Vegas
P.O. Box 14000
Las Vegas, NV 89114

**Re: Land Use Change for Parcel 7 (C-2) and 5 (I-2) of
Village 7 - The Trails, Unit 2C**

City of Las Vegas Planning:

This letter is written to provide additional relevant information regarding the land use change for the referenced parcels submitted to the City of Las Vegas on October 14, 1994.

We have recently received information concerning the proposed density of Parcel I-2 which may be useful to your evaluation of this proposed land use change.

Parcel C-2 is proposed to be rezoned from SFA to SF3 which is a decrease in density. The land use of Parcel I-2 was originally intended to be changed from SF3 to SFA but the client wanted more flexibility with setbacks so he suggested a land use of MF1. The proposed density of Parcel I-2 would be less 6 units per acre, which is substantially less than 10 units per acre allowed by the current land use of SF3.

If the City of Las Vegas could grant this land use change administratively, we would not be opposed to the City of Las Vegas Planning Department adding a special condition to the land use change for parcel I-2 that the density could not exceed that of the present zoning of 10 units per acre. We are concerned that if this item has to go public hearings it will delay the developer of Parcel I-2 approximately three (3) months.

I have attached a copy of the latest schematic site plan for Parcel I-2 for your reference. Please note that this layout has not been finalized to date and is subject to revision. If you have any questions, please feel free to contact the undersigned.

Sincerely,

KEITH ENGINEERING, INC.
dba THE KEITH COMPANIES-NEVADA

Gary R. Busby
Gary R. Busby, P.E.
Senior Project Manager

cc: Gerry Robbins-Summerlin

GRB/mlm

- ▼
- Planning
- Engineering
- Environmental Services
- Land Surveying
- Public Works
- Water Resources
- Cultural Resources
- Developer Services

SU-3698

INTER-OFFICE MEMORANDUM

October 17, 1994

TO: Richard Goecke Chief Clell West Paul Wilkins Dave Kuiper	FROM: John L. Schlegel, Acting Director Department of Community Planning and Development
SUBJECT: Summerlin Referral Group Meeting November 14, 1994	COPIES TO: Larry Barton Richard L. Williams John McNellis Rod Allison Andy Reed Gordon Derr

The following item has been added to the agenda for the City Referral Group meeting scheduled for **Monday, November 14, 1994**, at 2:00 p.m. in this Department's Conference Room.

SV-31-94 The Keith Companies on behalf of Howard Hughes Properties Limited Partnership, for a Land Use Change for Parcels 5 and 7 of The Trails, Unit 2.

Please mark your records accordingly, and provide comments on this request to Andy Reed by **Friday, November 4, 1994**.

JLS:RA:gm



THE KEITH COMPANIES

October 14, 1994

City of Las Vegas
P.O. Box 14000
Las Vegas, Nevada 89114

**Re: Land Use Change for Parcels 7 (C-2), and 5 (I-2) of
Village 7 - The Trails, Unit 2**

Gentlemen:

At the request of Howard Hughes Properties Limited Partnership, a Delaware Limited Partnership, we are requesting a land use change for Parcel 7 (C-2) of Village 7 - The Trails, Unit 2C from SFA (Single Family Attached, maximum 14 units per acre) to SF3 (Single Family Detached, maximum 10 units per acre). We are also requesting a Land Use Change for Parcel 5 (I-2) of Village 7 - The Trails, Unit 2C from SF3 (Single Family Detached, maximum 10 units per acre) to MF1 (Low Density Multi-Family, Maximum 14 Units per Acre).

This request decreases the overall density of these parcels designated in the approved development plan extended one year 7/22/93.

If you have any questions or desire additional information, please feel free to call this office.

Sincerely,

KEITH ENGINEERING, INC.
dba THE KEITH COMPANIES-NEVADA

Gary R. Busby
Senior Project Manager

cc: Gerald Robbins - Summerlin

GRB:mlm

- ▼
- Planning
- Engineering
- Environmental Services
- Land Surveying
- Public Works
- Water Resources
- Cultural Resources
- Developer Services

GRH 318763

SV-31-94

11-14-94 City Referral Group