

Howard Hughes.



June 21, 2018

Johnathan Boyles, Principal Planner
City of Las Vegas Planning Department
333 N. Rancho Drive
Las Vegas, NV 89106

Re: Justification for Minor Modifications to the Village 24A Development Plan in Summerlin West

Dear Johnathan:

On behalf of Howard Hughes Corporation (HHC), I am requesting approval of the following minor modifications to the Development Plan for Village 24A, dated June 20, 2018.

1. Revise the boundary for Detention Basin 4/5 (DB 4/5) in order to provide a maintenance access road around the detention basin as required by the City of Las Vegas Flood Control. This revision affects the acreage of the detention basin area and Parcels N & O as follows.
 - a. Parcel DB 4/5 increased in size from 48.39 Gross/43.60 Net-Net to 49.19 Gross/43.93 Net-Net
 - b. Parcel O decreased in size from 27.28 Gross/23.70 Net-Net to 26.48 Gross/22.90 Net-Net
 - c. Parcel N increased in size from 25.57 Gross/20.10 Net-Net to 25.57 Gross/20.11 Net-Net

In addition, the total number of residential units allowed for Parcel O is reduced from 273 units to 263 units, which reduces the total village residential units from 529 units to 521 units.

2. Reduce the width of the entry road into Parcels N & O by 4'-0" at the intersection with Alta Drive. This results in a 20' wide entry lane (northbound lane) and a 24' wide exit lane (southbound lane) at Alta Drive. This is an appropriate sized entry road for the low volume of traffic that it is designed to handle.

Please contact me if you require any additional information in this regard. Thank you for your time and consideration.

Sincerely,

Julie Cleaver

Senior Vice President, Planning & Design

cc: Kevin Orrock, HHC
Vicki Marjerson, GCW

Howard Hughes Corporation
Julie Cleaver, Senior Vice President of Planning and Design
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