



063459

August 18, 2006

LAS VEGAS CITY COUNCIL

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DOUGLAS A. SELBY  
CITY MANAGER

Mr. Kevin Orrock  
Howard Hughes Corporation  
10000 West Charleston Boulevard, Suite #200  
Las Vegas, Nevada 89135

RE: WVR-14007 - WAIVER  
CITY COUNCIL MEETING OF AUGUST 16, 2006  
RELATED TO WVR-14008, WVR-14009, AND SDR-14047

Dear Applicant:

The City Council at a regular meeting held August 16, 2006 APPROVED the request for a Waiver of Title 18.12.105 TO ALLOW PRIVATE DRIVE AISLES TO INTERSECT WITH PRIVATE DRIVE AISLES, TO ALLOW PRIVATE DRIVE AISLES TO BE 800 FEET LONG WHERE 200 FEET IS THE MAXIMUM ALLOWED, AND TO ALLOW 20 FOOT WIDE PRIVATE DRIVE AISLES WHERE 24 FEET IS THE MINIMUM on 314 acres at the northwest corner of Lake Mead Boulevard and I-215 (APNs 137-14-501-003 and 137-13-101-003), P-C (Planned Community) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 17, 2006. This approval is subject to:

**Planning and Development**

1. The development shall be in conformance with all applicable conditions of approval for the Zoning Application (Z-0135-93), Director's Business request (DIR-3934), Development Agreement (DA-0002-93), Major Modification (MOD-12395), City Referral Group (CRG-13659), Site Development Plan Review (SDR-14047) and with the approved Summerlin Development Standards.
2. This approval shall be void two years from the date of final approval, unless a building permit has been issued or upon approval of a final inspection. An Extension of Time may be filed for consideration by the City of Las Vegas.

**Public Works**

3. The design and layout of all onsite private circulation and access drives must comply with all the fire code requirements for emergency fire access.
4. Provide turning radii at all private drive intersections so that turning vehicles do not encroach into the opposite travel lane. The proposed radii shall meet the approval of the City Traffic Engineer prior to the submittal of a Tentative Map for this site.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011  
TTY 702.386.9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

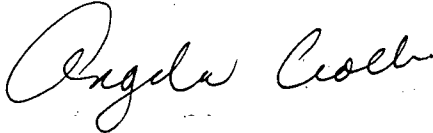
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CLV 7009



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5. The cluster of units located within Danbury (a single family attached residential subdivision) at the northeast corner of the main loop street shall be redesigned to provide two connection points to the private street.

Sincerely,



Angela Crolli  
Deputy City Clerk II for  
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.  
Development Coordination-DPW  
Dept. of Fire Services

Mr. Tim Washburn  
Pulte Homes  
8345 West Sunset Road  
Las Vegas, Nevada 89113

Ms. Jodi Bennett  
G.C. Wallace  
6655 South Cimarron Road  
Las Vegas, Nevada 89113