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LAS VEGAS CITY COUNCIL

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CITY MANAGER

June 9, 2006

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

RE: MOD-12395 – MAJOR MODIFICATION
CITY COUNCIL MEETING OF JUNE 7, 2006

Dear Mr. Orrock:

The City Council at a regular meeting held June 7, 2006 APPROVED the request for a Major Modification to the Summerlin Master Plan TO AMEND THE EXISTING LAND USE DESIGNATION FROM: ER (ESTATE RESIDENTIAL) TO: SF-3 (SINGLE FAMILY DETACHED), MF-2 (MEDIUM DENSITY MULTI-FAMILY), COS (COMMUNITY OPEN SPACE) AND COS-1 (DRAINAGE CHANNEL) in Village 26 on 314.36 acres adjacent to the northwest corner of Clark County 215 and Lake Mead Boulevard (a portion of APN 137-14-501-003), P-C (Planned Community) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on June 8, 2006. This approval is subject to:

Planning and Development

1. Conformance to all applicable conditions of approval for Zoning Application (Z-0135-93), Director's Business request (DIR-3934), Development Agreement (DA-0002-93), and conformance with the approved Summerlin Development Standards.
2. The Development Plan shall be amended to depict "Major Pedestrian Pathways" through the area as required by Section V of the Development Agreement for Village 26.
3. The developer shall indicate how "developed open space" is to be provided within the open space areas identified in this request, that are primarily mountainside areas, in order to meet the requirement of Section 7 of the Development Agreement to provide a minimum of 330 square feet of developed open space per unit within each respective Village. This information shall be provided to, and approved by, the City Referral Group as part of a submittal package, prior to approval of a Tentative Map for the area.
4. There shall be a maximum of 1,539 residential units developed on the subject site (Village 26).

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

VOICE 702.229.6011

TTY 702.386.9108

www.lasvegasnevada.gov

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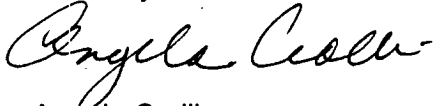
Public Works

5. Coordinate with the Collection System Planning Section of the Department of Public Works to determine the size, location, and depth of the appropriate sewer connection points acceptable to the City Engineer prior to the issuance of any building or grading permits.
6. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of the site. The Traffic Impact Analysis shall also include a section addressing Standard Drawings #234.1 #234.2 and #234.3 to determine additional right-of-way requirements for bus turnouts adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. All additional rights of way required by Standard Drawing #201.1 for exclusive right turn lanes and dual left turn lanes shall be dedicated prior to or concurrent with the commencement of on site development activities unless specifically noted as not required in the approved Traffic Impact Analysis. If additional rights of way are not required and Traffic Control devices are or may be proposed at this site outside of the public right of way, all necessary easements for the location and/or access of such devices shall be granted prior to the issuance of permits for this site. Phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any condition of approval imposed by the Planning Commission or the City Council on the development of this site.
7. A Master Drainage Plan must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be

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determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

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

Pulte Homes of Nevada
8345 West Sunset Road
Las Vegas, Nevada 89113

Mr. Chris Anderson
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146