



048473



July 16, 2004

Mr. Gerald Robbins  
The Howard Hughes Corporation  
10000 West Charleston Boulevard, Suite #200  
Las Vegas, Nevada 89135

RE: DIR-3934 - MAJOR MODIFICATION TO THE SUMMERLIN  
DEVELOPMENT STANDARDS  
CITY COUNCIL MEETING OF MAY 19, 2004

Dear Mr. Robbins:

The City Council at a regular meeting held May 19, 2004 APPROVED a REVISED DEVELOPMENT STANDARDS MANUAL FOR SUMMERLIN. The Notice of Final Action was filed with the Las Vegas City Clerk on May 20, 2004. This approval is subject to:

Planning and Development

1. The attached Summerlin Development Standards Manual, dated February 10, 2004, shall replace all previously adopted versions.
2. Table 2.1 shall be amended to require Special Use Permit approval for Casinos in the Employment Center, Town Center, and Village Center districts.

Public Works

3. Revise the "Revised Development Standards Manual for Summerlin" to provide a minimum distance of 18 feet of driveway length between the back of sidewalk (or curb, if no sidewalk is proposed) and the face of the garage, to allow vehicles to park completely outside the vehicular or pedestrian travel corridor or provide a maximum distance of 5 feet in length to prevent a vehicle from parking in the driveway. A setback less than 18 feet may be provided to the garage for side-loaded garages if 18 feet of full width driveway is provided beyond the back of sidewalk (or curb, if no sidewalk is proposed).

In addition, the City Council directed staff that the height restrictive language "may not" be amended to read "shall not" in the Development Standards Manual for Summerlin.

Sincerely,

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

*Dave Clapsaddle*  
Dave Clapsaddle  
Planning Supervisor  
Planning and Development Department

cc: See Attached List

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18112-001-6/04



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

Ms. Diana Bossard  
Bossard Development Service  
2920 North Green Valley Parkway, Suite #814  
Henderson, Nevada 89014