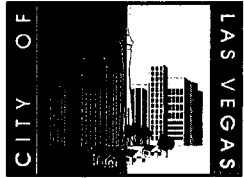


PLANNING & DEVELOPMENT



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Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



07101-001-11-03

December 5, 2003



040544

Howard Hughes Corporation
P.O. Box 833
Columbia, Maryland 21044

**RE: TENTATIVE MAP - SUMMERLIN VILLAGE 20 PARCELS E, F, & G -
TMP-3270**

Dear Applicant:

Your request for a Tentative Map FOR A 327-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 59.0 acres adjacent to the northeast corner of Charleston Boulevard and Vista Center Drive (APN: 137-35-410-004, 137-35-813-001, and 137-35-715-002), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald), was considered by the Planning Commission on December 4, 2003.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (Z-0119-96) and the Summerlin Development Standards.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

6. A Master Streetlight Plan of public street lights for the overall site shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

8. A Drainage Plan and Technical Drainage Study 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, 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 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.
9. Site development to comply with all applicable conditions of approval for The Vistas at Summerlin Village 20 Unit Number 1, the Summerlin Improvement Standards, the Master Traffic Impact Analysis and all other site-related actions.
10. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first.

This action by the Planning Commission on December 4, 2003 is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period.

Sincerely,


Gary M. Leibold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Gerald M. Robbins
Howard Hughes Corporation
10000 West Charleston Boulevard
Las Vegas, Nevada 89135

Ms. Airelea Newman
RBF Consulting
8335 West Flamingo Road
Las Vegas, Nevada 89147