



004151

January 25, 2001

Mr. Charles Kubat
Howard Hughes Properties, Inc. on behalf of Triad Development
10000 West Charleston Boulevard, Suite 200
Las Vegas, Nevada 89135-1004

MAYOR
OSCAR B. GOODMAN

CITY COUNCIL
GARY REESE
(MAYOR PRO-TEM)

MICHAEL J. McDONALD
LARRY BROWN
LYNETTE B. McDONALD
LAWRENCE WEEKLY
MICHAEL MACK

CITY MANAGER
VIRGINIA VALENTINE

RE: SV-0017-00 - MAJOR MODIFICATION TO THE SUMMERLIN LAND USE PLAN
CITY COUNCIL MEETING OF DECEMBER 20, 2000

Dear Mr. Kubat:

The City Council at a regular meeting held December 20, 2000 APPROVED the request for a Major Modification to the Summerlin Land Use Plan From: MF3 (Multi-Family) to VC (Village Center) of 11.55 Acres located on the southeast corner of Village Center Circle and Trails Center Drive (APN: 138-19-811-004)

The Notice of Final Action was filed with the Las Vegas City Clerk on December 21, 2000. This approval is subject to:

Planning and Development

1. The Development Agreement associated with this site shall be approved by the City Attorney's office prior to the issuance of any development permits for this site.
2. The applicant shall submit appropriate applications as established in the Summerlin Development Standards prior to any development on this site.

Public Works

3. An update to the previously approved 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, or the recordation of a Final Map for this site. Comply with the recommendations of the approved Traffic Impact Analysis update prior to occupancy of the site. 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.


CITY OF LAS VEGAS
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by the Department of Public Works. Provide and improve all drainageways as recommended in the approved drainage plan/study.

Sincerely,



LINDA OWENS
Deputy City Clerk II for
BARBARA JO RONEMUS, CITY CLERK

AR

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

Mr. Daniel Otter
Triad Development
3960 Howard Hughes Parkway #750
Las Vegas, Nevada 89109

Mr. Douglas Crook
Triad Development
3960 Howard Hughes Parkway, #750
Las Vegas, Nevada 89109