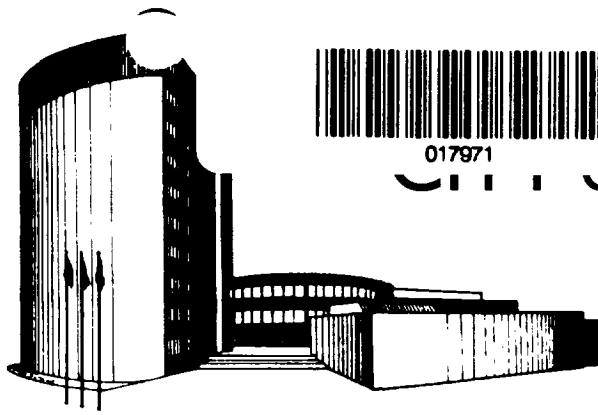


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MAYOR
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CITY MANAGER
LARRY K. BARTON



CITY OF LAS VEGAS

February 11, 1997

Mr. Jeffery S. Geen
Howard Hughes Properties, Limited Partnership
1645 Village Center Circle, Suite 200
Las Vegas, Nevada 89134

RE: Z-119-96 - REZONING RECLASSIFICATION RELATED TO GPA-52-96

Dear Mr. Geen:

The City Council at a recessed meeting held January 27, 1997 APPROVED the request for a Rezoning on property located along the west side of the proposed west leg of the beltway, between Charleston Boulevard and Cheyenne Avenue, from N-U (Non-Urban) to PC (Planned Community), subject to:

1. Approval of a General Plan amendment to make the zoning consistent with the plan.
2. Conformance to the terms of the Development Agreement for the Summerlin West Planned Community.
3. Prior to or concurrent with development of each parcel/village, appropriate right-of-way dedications, street improvements, drainage plan/study submittals, drainage improvements, sanitary sewer collection system extensions and traffic impact analyses including traffic mitigation plans along with signal participation schedules and pedestrian circulation plans may be required by the Department of Public Works. Comply with such requirements when imposed and/or when compliance is indicated.
4. Provide a minimum of two lanes of paved legal access from an existing paved public street to each individual development area prior to occupancy of any buildings within each development area as required by the Department of Public Works.



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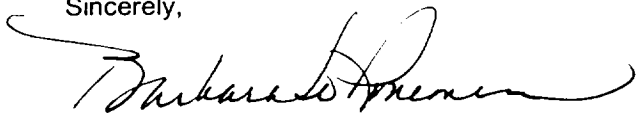
5. An Update to the previous Summerlin Flood Control Master Plan must be submitted to and approved by the Department of Public Works prior to the issuance of any site grading or building permits or the recordation of a Master Final Map, whichever may occur first, as required by the Department of Public Works. Additionally, specific village and/or site drainage plan/studies will be required with each individual pod or phase of development activity.
6. A Master Traffic Impact Analysis for this overall rezoning site (including sections addressing proposed street widths, locations of turn lanes, Las Vegas Beltway Project impacts, proposed traffic signal locations, proposed multi-use trail corridors and a master pedestrian circulation plan including pedestrian/school crosswalks) shall be submitted to and approved by the Department of Public Works prior to the recordation of any maps dedicating public street right-of-ways. The Master Developer shall be responsible for its proportionate share of all related signal systems with construction and funding details to be contained in a written agreement to be developed within the Master Traffic Impact Analysis and acceptable to the Director of Public Works prior to or concurrent with the approval of the Master Traffic Impact Analysis. The Pedestrian Circulation section shall identify the location and width of all proposed pedestrian crossing signals (if any) and how each Village's pedestrian circulation plan integrates with adjoining development areas.
7. Additional "Village" Traffic Impact Analyses must be submitted to and approved by the Department of Public Works prior to the recordation of any maps subdividing any village site. The Village Traffic Impact Analyses shall include a section specifically addressing those subdivisions with single-point entries and provide an Access Analysis for those sites. The Village analyses shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to each village, if any; dedicate all areas recommended by the approved Village Traffic Impact Analyses. Phased compliance will be allowed if recommended by the approved Village Traffic Impact Analyses. No recommendation of the approved Village Traffic Impact Analyses or the Master 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.
8. All landscaping within public rights-of-way or common areas shall be maintained by the Master Developer or his designee. Encroachment Agreement approval shall be obtained from the City Council prior to installation of any private improvements within public rights-of-way. All installed landscaping, whether in public rights-of-way or within common area properties, shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and all adjacent, abutting street intersections.
9. Provide appropriate easements for all public facilities (sewer, drainage, sidewalk, traffic signal, streetlighting, etc.) when and where needed as required by the Department of Public Works.
10. The developer shall submit an application to Amend the current Master Plan of Streets and Highways, as necessary, to allow the proposed development plan submitted with this rezoning application. The application to amend the Master Plan should be submitted following approval of the Master Traffic Impact Analysis.

Mr. Jeffery S. Geen
Howard Hughes Properties, Limited Partnership
February 11, 1997
RE: Z-119-96 - ZONING RECLASSIFICATION RELATED TO GPA-52-96
Page 3.

11. The approval of all Public Works related improvements shown on this rezoning map is in concept only. Specific design and construction details relating to size, type and/or alignment of public improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. All deviations from adopted Summerlin and/or City Standards must receive approval from the City Planning Commission or the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. We reserve the right to impose additional conditions of approval for each individual development site when such plans are known. We anticipate the need for additional conditions concurrent with approval of the Master Tentative Map(s) and/or Village Map(s) for this site.

12. Resolution of Intent with no time limit.

Sincerely,



BARBARA JO RONEMUS *RJR*
City Clerk

/cmp

cc: Planning & Development Dept.
Dept. of Public Works
Dept. of Fire Services
Land Development Services