



**LAS VEGAS  
CITY COUNCIL**

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*City Manager*

**November 4, 2020**

Howard Hughes Company  
10801 West Charleston Boulevard, 3<sup>rd</sup> Floor  
Las Vegas, Nevada 89135

**RE: 20-0242-MOD1 – ADMINISTRATIVE MAJOR MODIFICATION  
ADMINISTRATIVE CYCLE – NOVEMBER 2020**

Dear Applicant:

Your request for a Major Modification OF PARCEL G FROM: MF3 (HIGH DENSITY MULTI-FAMILY) TO: SFSD (SINGLE FAMILY SPECIAL LOT DEVELOPMENT) AND TO ADJUST THE NET-NET ACREAGES OF PARCELS M, P, HS-1, NP-1, COS-4, J, K, O AND CP-1 WITHIN VILLAGE 25 on 363.06 acres generally located on the north side of Far Hills Avenue, west of Desert Foothills Drive (APNs Multiple), P-C (Planned Community) Zone, Ward 2 (Seaman) has been considered administratively by the Department of Planning staff.

DEPARTMENT OF PLANNING

**ROBERT SUMMERFIELD**  
DIRECTOR

The Department of Planning has administratively **APPROVED** your request subject to the following:

**Planning**

1. Conformance to the Conditions of Approval for Development Plan Review (MDR-75107) shall be required, except as amended herein.
2. Conformance to the Conditions of Approval for Tentative Map (TMP-76354) shall be required, except as amended herein.
3. Conformance with the Summerlin Village 25 Development Plan, date stamped 10/18/20, except as amended herein.
4. All City Code requirements and design standards of all City departments must be satisfied, except as modified herein.

**DEVELOPMENT  
SERVICES CENTER**

333 N. RANCHO DRIVE  
3RD FLOOR  
LAS VEGAS, NV 89106  
702.229.6301 | VOICE  
702.474.7463 | FAX  
711 | TTY



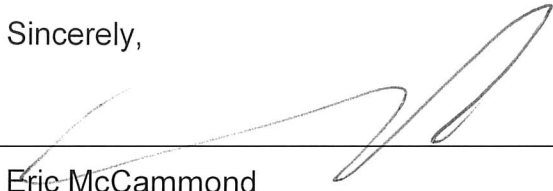
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**Public Works**

5. Prior to the approval of construction drawings proposing sewer lines within Village 25, provide the Sanitary Sewer Planning Section of the Department of Public Works with a memo or an update to the Summerlin West Wastewater Collection System Master Plan including the proposed changes to Village 25 land uses. The Update shall include the proposed maximum number of dwelling units for each development parcel within Village 25, and the proposed maximum number of dwelling units (or maximum peak flow, if there are uses other than residential) for the areas upstream of Village 25. Additional specific village and/or site sewer plan/studies may be required with each individual development parcel or phase of development activity based upon sewer capacities at the time of development.

This action by the Department of Planning staff on **November 4, 2020** is final unless a written appeal is filed with the Director of the Department of Planning within ten days of the date of this letter.

Sincerely,



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Eric McCammond  
Senior Management Analyst  
Case Planning Division

EM:nl/clb

cc: GCW  
1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146

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