



**LAS VEGAS
CITY COUNCIL**

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SCOTT D. ADAMS
City Manager

November 4, 2020

Howard Hughes Company
10801 West Charleston Boulevard, 3rd 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.

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.

DEPARTMENT OF PLANNING

ROBERT SUMMERFIELD
DIRECTOR

**DEVELOPMENT
SERVICES CENTER**

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3RD FLOOR
LAS VEGAS, NV 89106
702.229.6301 | VOICE
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cityoflasvegas
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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,



Eric McCammond
Senior Management Analyst
Case Planning Division

EM:nl/clb

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