

Howard Hughes.

December 6, 2021



Peter Lowenstein
Department of Planning
City of Las Vegas
495 S. Main Street
Las Vegas, NV 89101

21-0825
12/22/2021



Re: Justification for Village 30A Development Plan in Summerlin West

Dear Peter:

On behalf of the Howard Hughes Corporation (HHC), I am submitting a Development Plan for Village 30A in accordance with the Development Standards for Summerlin West adopted by the City of Las Vegas on September 15, 2004 and the Summerlin West Development Agreement between the City of Las Vegas ('City') and Howard Hughes Corporation (HHC) dated February 24, 1997 and amended November 19, 2003.

Location and Zoning

Village 30A is comprised of approximately 253 acres and is bound by open space in Village 27 (undeveloped) to the north, Park Drift Trail to the east, open space in Village 30B (undeveloped) to the south and Village 31 (undeveloped) to the west. The current zoning for this village is PC - Planned Community. The Summerlin West Development Agreement, the Summerlin West General Development Plan and the Summerlin West Development Standards will guide development in this village.

Vision

Village 30A is centrally located in Summerlin West and will be a residential district with neighborhood and village pedestrian connections to the surrounding open space and a small village park. The parcels will consist primarily of single family detached (SFD) homes with density ranging from 2.5 du/a to 18 du/a. This village is envisioned as a "bridge" between traditional SFD neighborhoods to the east and a custom home community to the west.

Development in this village will reinforce the approved General Development Plan for Summerlin West through the following design objectives:

- Develop an efficient roadway network that encourages lower traffic speeds and creates a pedestrian-friendly environment.
- Place residents within proximity to an interconnected system of pedestrian trails and bike lanes that can carry them efficiently throughout the village, adjacent neighborhoods and community amenities.

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- Activate streetscapes through the delineation of architectural form and character at street level to enhance the pedestrian experience (i.e. comfortably shaded walkways with appropriate street furniture and colorful plantings).
- Provide integrated design solutions for residential development that take their cue from the existing landforms, topography and vegetation to promote a harmonious community.
- Provide ample parks and open spaces that reinforce a healthy lifestyle and encourage recreational opportunities.

These design goals are compatible with the current development standards as well as the City's policies and regulations. They illustrate HHC's commitment to build a community that meets the needs of its residents through an integrated design approach to development.

Please contact me if you require any additional information in this regard. Thank you for your time and consideration.

Sincerely,



Julie Cleaver
SVP, Commercial and Residential Planning