



April 27, 2022

Peter Lowenstein, Deputy Planning Director

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



**Re: Justification for Major Modifications to the Village 27 Development Plan,
Summerlin West**

Dear Mr. Lowenstein:

On behalf of the Howard Hughes Corporation (HHC), I am requesting the following major modifications to the Development Plan for Village 27, dated April 28, 2022.

1. Change the land use, acreage and overall shape of parcel F so that it is striped SF3 and NF.
2. Create a new public road on the north and west sides of parcel F.
3. Disconnect the V30A road, Mountain Run Drive from Lake Mead Boulevard.
4. Identify CE-E and CE-G as requested by CLV staff.
5. Adjust the boundaries of parcels D, E and M to reflect the current parcel design.

Parcel F is planned to be an elementary school site. Clark County School District is projecting a need for an elementary school in this area and is agreeable to this location. The addition of a new public road on the north and west sides of the elementary school site will improve the traffic circulation around the school.

Mountain Run Drive is no longer planned to intersect Lake Mead Boulevard. During the planning of Village 30A, it was discovered that the connection between these two roads does not provide a benefit to the traffic in the area. Therefore, Mountain Run Drive has been shortened and Lake Mead Boulevard will continue west uninterrupted until the Street Y intersection.

Common Elements E and G are being identified as requested by City staff since they are large open areas, unlike typical village common elements.

The boundaries of parcels D, E and M have been adjusted during the planning process for those parcels. The adjustments have been made due to drainage design, topography and neighborhood planning.

Howard Hughes.

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

Sincerely,



Vincent Esposito, AIA
Director, Current Planning

cc: David Wilson, PE
Caron Milstead