



The Howard Hughes Corporation
10845 Griffith Peak Drive
Suite 160
Las Vegas, Nevada 89135
howardhughes.com

May 17, 2022

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

RE: Justification for Major Modification to the Summerlin Development Standards

Dear Peter:

On behalf of the Howard Hughes Corporation (HHC), I am requesting the following major modification to the Summerlin Development Standards, dated September 15, 2004.

1. Page 2-28 Update subsection 3 to include exhibits 2.12 and 2.13
Add "including accessible parking per Title 19 of the Las Vegas Municipal Code."
2. Page 2-39 Add exhibit 2.12 – Rear Loaded Detached Paseo Lots with Attached Garages
3. Page 2-40 Add exhibit 2.13 – Rear Loaded Attached Paseo Lots with Attached Garages

The purpose of item 1 is to update the text to reflect the two new proposed exhibits and to also clarify that accessible parking is required for guests per Title 19.

Items 2 and 3 propose new exhibits that may be used by homebuilders for rear loaded detached and attached units. These exhibits enable the homes to gain primary access from a residential street as opposed to an alley or aisle.

The intent behind creating these exhibits is to clarify and resolve key issues that have been raised by City staff. By identifying the homes being located on residential streets, they may obtain addresses and primary access off said streets. In addition, the residential streets will be used to address the homes. Finally, the exhibits identify that the homes may be facing a common lot, access easement, as well as a mater developer common lot, park or open space.

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

Sincerely,

Vincent Esposito, AIA
Director, Current Planning

22-0268
05/18/2022