

Howard Hughes.



April 11, 2023

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 11, 2023.

1. Change the land use of parcel C from SF1 to SF2, and parcels D, E and M from ER to SF1.
2. Increase COS-4 at parcel L.
3. Increase COS-8 at parcel E.
4. Reduce COS-1 at parcels D and E and create COS-9 from COS-1.
5. Reduce DC-1 and DC-2 at parcels D, E and M.
6. Relabel Street Z to be shown as COS to match the recorded V27 Unit 1 Final Map.

SF2 was determined to be a more appropriate land use for parcel C given the builder inventory projected at the time of sale. The SF2 setbacks are more compatible with a greater variety of residential product offerings from the builders envisioned for that parcel.

Parcels D, E and M will be custom lots offered by HHC. Given the unique topography, proposed land plan and lot shapes, all the setbacks in the ER land use designation will be difficult to meet without variances. To minimize variances and provide appropriate levels of flexibility, HHC is requesting that the SF1 land use designation be assigned to these parcels.

COS-4 at parcel L was enlarged to capture native red rock outcroppings that HHC wishes to preserve. Also, a small adjustment is proposed at Park Drift Trail to include the proposed monumentation area.

COS-8 at parcel E was adjusted to correspond with the current land plan.

COS-1 is proposed to be reduced significantly at parcels D and E so that there is

The Howard Hughes Corporation – Summerlin
Vincent Esposito, AIA
10845 Griffith Peak Drive, Suite 160
Las Vegas, NV 89135

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Howard Hughes

flexibility to locate both the entry road and utilities. The western portion of the existing COS-1 had been sized to contain significant storm drain facilities. The same facilities are still required, but removing the COS from this area and increasing parcels D and E will enable HHC to make the needed refinements to the planned open space without being confined to the boundary of COS-1. Also, COS-9 was created from COS-1 because they are expected to be owned by separate entities upon completion.

As HHC's drainage engineers refined their design, it was determined that the parcel sizes for DC-1 and DC-2 required reductions in areas to adhere to the actual facility requirements for City of Las Vegas long-term maintenance access.

Street Z was initially planned to be a public road, but is now a private access through a COS. This was recorded on the V27 Unit 1 Final Map.

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: Nic Barcos, PE
Caron Milstead

Howard Hughes.



April 20, 2023

Peter Lowenstein, Deputy Planning Director

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



Re: Justification for Village 27 Tentative Map, Summerlin West

Dear Mr. Lowenstein:

On behalf of the Howard Hughes Corporation (HHC), I am requesting approval of the Tentative Map for Village 27, dated April 20, 2023. There is a previously approved Tentative Map for Village 27, but several updates are required.

1. Increase COS-4 at parcel L.
2. Increase COS-8 at parcel E.
3. Reduce COS-1 at parcels D and E and create COS-9 from COS-1.
4. Reduce DC-1 and DC-2 at parcels D, E and M.
5. Remove parcels that have already been recorded with the V27 Unit 1 Final Map.

COS-4 at parcel L was enlarged to capture native red rock outcroppings that HHC wishes to preserve. Also, a small adjustment is proposed at Park Drift Trail to include the proposed monumentation area.

COS-8 at parcel E was adjusted to correspond with the current land plan.

COS-1 is proposed to be reduced significantly at parcels D and E so that there is flexibility to locate both the entry road and utilities. The western portion of the existing COS-1 had been sized to contain significant storm drain facilities. The same facilities are still required, but removing the COS from this area and increasing parcels D and E will enable HHC to make the needed refinements to the planned open space without being confined to the boundary of COS-1. Also, COS-9 was created from COS-1 because they are expected to be owned by separate entities upon completion.

As HHC's drainage engineers refined their design, it was determined that the parcel sizes for DC-1 and DC-2 required reductions in areas to adhere to the actual facility requirements for City of Las Vegas long-term maintenance access.

Parcels M, N, Street Z (COS), COS-6 and COS-10 have been removed from this

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Tentative map as they have already been recorded as part of the V27 Unit 1 Final Map.

Note that the referenced land uses of parcels C, D, E and M were changed to match the Village 27 Development Plan that has been correspondingly submitted for a Major Modification.

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: Nic Barcos, PE
Caron Milstead