

398-A407

January 31, 2011

Albert Sung, PE
City of Las Vegas
Department of Public Works
731 South Fourth Street
Las Vegas, NV 89101

Re: Madison Grove at Providence (POD 114) – Phase 3

Dear Mr. Sung:

The purpose of this letter is to address the comments from City of Las Vegas Department of Public Works, dated December 1, 2010, regarding the above-referenced project. The comments are individually addressed as follows:

Comment: "1. Provide a copy of the zoning/planning conditions associated with this site (TMP-xxxxx) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted."

Response: A copy of the conditions of approval for TMP-40426 is provided with this submittal.

Comment: "2. Clearly label all proposed drainage easements (between Lots 9 & 10, Lots 19 & 20, and Lots 30 & 31) as "public drainage easements and common lots to be privately maintained by the Homeowners Association" on the grading plans and recorded as such in the final map."

Response: Drainage easements have been labeled as requested on both the grading plans and the final map.

Comment: "3. Label all existing storm drains in *Hualapai Way* with *City of Las Vegas* recorded drawing number on the grading plans."

Response: The following note is included on grading sheets C-4 and C5: "Note: For infrastructure improvements see VTN plans Job #5969 CLV DWG. NO. 107Y4186".

Comment: "4. Private streets must be public drainage easements. Provide a note on the grading plans "Note: All private streets are P.U.E., Public sewer easements and Public drainage easements to be privately maintained by the HOA."

Response: The note has been added to the grading plans as requested.

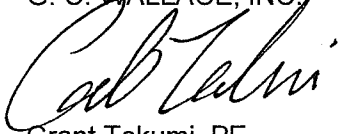
City of Las Vegas
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If you have any questions or require additional information, please contact our office at 804-2000.

Cordially,

G. C. WALLACE, INC.



Grant Tokumi, PE
Project Manager
Flood Control Division

GT/RH/vlr

Enclosures

c: Jerry E. Pruitt, GCW
Derick Yoro, GCW

CITY OF LAS VEGAS		DATE:
INTER-OFFICE MEMORANDUM		December 1, 2010
TO: Land Development Services Department of Public Works		FROM: Albert Sung, P.E. Flood Control Project Engineer Department of Public Works
SUBJECT: Drainage Study for: Madison Grove at Providence (POD 114) – Phase 3		COPIES TO: G. C. Wallace Companies
Cross Streets:	SWQ of Hualapai Way & Farm Road	Land Baron Investments
File Number:	F:\Depot\DSMemos\DS4510A.doc	Bart Anderson, P.E., DevCo
Parcel Number:	126-13-810-012	
Zoning Action:	TMP-xxxxx	
FEMA Flood Zone	YES NO X	
Proposed Storm Drain	YES NO X	

HISTORY	DATE RECEIVED	DATE REVIEWED	COMMENTS	REVIEW FEES	FEES PAID Transaction #
1 st Submittal	11/17/2010	12/1/2010	See Comments Below	\$400.00	157618: \$400
TOTAL FEES (LDDRS):				\$400.00	—

REMARKS:

The Drainage Study for the subject project has been reviewed and:

	is approved subject to conformance to all City standards and the following conditions:
X	must be resubmitted or supplemented including the following:
	is conditionally approved subject to Clark County Regional Flood Control District concurrence.

1. Provide a copy of the zoning/planning conditions associated with this site (TMP-xxxxx) with the next submittal to verify compliance with conditions. *Flood Control* will not issue conditional approval of the drainage study without the associated zoning/planning conditions (issued by the *City Council*). Any associated conditions of approval that revise the site drainage parameters will require that the drainage study be revised and resubmitted.
2. Clearly label all proposed drainage easements (between Lots 9 & 10, Lots 19 & 20 and Lots 30 & 31) as "public drainage easements and common lots to be privately maintained by the Homeowners Association" on the grading plans and recorded as such in the final map.
3. Label all existing storm drains in *Hualapai Way* with *City of Las Vegas* recorded drawing number on the grading plans.
4. Private streets must be public drainage easements. Provide a note on the grading plans "Note: All private streets are P.U.E., Public sewer easements and Public drainage easements to be privately maintained by the HOA."

NOTE: Please be advised that all land surface area disturbances over 1 acre or any area adjacent to a water way must submit to the *Nevada Division of Environmental Protection* a "Notice of Intent" to discharge that certifies a stormwater pollution prevention plan has been developed and is maintained on site; for inclusion in the Stormwater General Permit No. NVR100000. A phased construction unit in a contiguous subdivision is considered under construction until all stripped or disturbed surface areas have been covered by paving, building construction or

planting. For more information, including forms and applications see
<http://ndep.nv.gov/bwpc/storm01.htm> or call (775) 687-9429.

NOTES: This drainage study assumes that the project will be constructed in one phase. If improvement plans are submitted to break the project into separate phases, a drainage study update will be required for each phase addressing the interim condition.

END OF REMARKS
ays

T/R/S: T19S/R59E/13
AREA F-13

Post-it® Fax Note	7671	Date	12/1/10	# of pages	2
To	Grant Tokumi	From	Albert A. Sung		
Co./Dept.	HCW	Co.	CLV		
Phone #		Phone #	729-2001		
Fax #	804-2299	Fax #			



January 26, 2011

Mr. Charlie Potter
Baron Builder Madison Grove, LLC
718 South 120th Avenue
Avondale, Arizona 85323

**RE: TMP-40426 - TENTATIVE MAP RELATED TO WVR-40427 - MADISON GROVE AT PROVIDENCE PHASE 3
PLANNING COMMISSION MEETING OF JANUARY 25, 2011**

Dear Mr. Potter:

Your request for a Tentative Map FOR AN 82-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 14.03 acres adjacent to the west side of Hualapai Way, approximately 660 feet north of Elkhorn Road (APN 126-13-810-012), PD (Planned Development) Zone [L (Low Density Residential) Cliff's Edge Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on January 25, 2011.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within four (4) years of the approval of the Tentative Map, this action is void.
2. Conformance to the Conditions of Approval for Waiver (WVR-40427) shall be required.
3. All development shall conform to the Cliff's Edge Master Development Plan and Design Guidelines as approved by the Cliff's Edge (Providence) Design Review Committee and as amended herein.

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.
6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
9. The private streets must be labeled on the Final Map for this site as Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be privately maintained by the Homeowner's Association.

10. The Special Improvement District section of the Department of Public Works must be contacted and appropriate written agreements (if necessary) must be executed by the property owner(s) of record prior to the recordation of a Final Map or the issuance of any building permits, whichever may occur first. The written agreements (if applicable) will allow the recalculation and/or the redistribution of all assessments of record on this site.
11. Common Lot "K" shall be granted as a Public Sewer Easement and Public Drainage Easement to be privately maintained by the Homeowner's Association on the Final Map. Common Lots "J" and "H" shall be granted as Public Drainage Easements to be privately maintained by the Homeowner's Association. Additionally, ~~grant~~ by separate document, a Public Sewer Easement and Public Drainage Easement to be privately maintained over the adjacent common lot "N" of the Cliff's Edge Parent Map (118-88) connecting Common Lot "K" to Hualapai Way and a Public Drainage Easement to be privately maintained over common lot "N" of the Cliff's Edge Parent Map connecting Common Lot "J" to Hualapai Way. 6/7/11
12. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
13. Site development to comply with all applicable conditions of approval for previous zoning actions, Cliff's Edge Parent Map, Cliff's Edge Development Standards, Design Guidelines and Development Agreement, and all other applicable site-related actions.
14. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Mr. Charlie Potter
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January 26, 2011

This action by the Planning Commission on **January 25, 2011** is final unless a written appeal is filed with the City Clerk within ten days of the date of the Planning Commission's decision as allowed by code or there is a review action filed by the City Council within the same time period. For additional information on appeals or review requests please access <http://www.lasvegasnevada.gov/CheckStatus/DevelopmentApp.htm>, or contact the Department of Planning and Development at 702.229.6301 after **February 7, 2010**. No building permits or business licenses related to these items shall be issued prior to the expiration of the required ten day waiting period, or until any filed appeal is resolved pursuant to LVMC Title 19.18.

Sincerely,



Steve Gebeke, AICP
Planning Supervisor
Case Planning Division

SG:clb

cc: Mr. Derick Yoro
GC Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146

LETTER OF TRANSMITTAL



G. C. WALLACE COMPANIES
ENGINEERS | PLANNERS | SURVEYORS

G. C. WALLACE, INC.
G. C. WALLACE OF CALIFORNIA, INC.
G. C. WALLACE HOLDINGS, INC.

Project No.: 398-A407
Date: January 31, 2011

To: City of Las Vegas
Public Works
333 N. Rancho Drive (7th Floor)
Las Vegas, NV 89106

Writer's Contact Information:

804-2000

Attention: Albert Sung, PE

Subject: Technical Drainage Study for Madison Grove at Providence Phase 3 (Pod 114)

Sent Via: Hand Delivery

Items being sent:

One (1) copy Response to Comments
One (1) signed Standard Form 1 (bound)
One (1) copy improvement plans (folded)
Check for the amount of \$400

These items are submitted:

- | | |
|---|---|
| ☐ At your request | ☐ For your action |
| ☒ For your approval | ☐ For your files |
| ☐ For your review and comments | ☐ For your information |

Acknowledgment of receipt:

☒ **Required**

Received by: _____

Date: _____

Time: _____

Remarks:

Very truly yours,

G. C. WALLACE, INC.

Robert Hunter, EI
Flood Control Division

Copies to: Grant Tokumi, GCW
Derick Yoro, GCW

**** Duplicate Receipt ****

City of Las Vegas

Development Services Center

731 South Fourth Street

Las Vegas, NV 89101

01/31/2011 15:52 Trn 161743
Cashier 890381

PRJ Permit # DS4510 \$400.00

Subtotal \$400.00

Tax \$0.00

Total \$400.00

Received CHECK \$400.00

Check # 98856

Change \$0.00

For questions related to this receipt call

702-229-6251