

PLANNING & DEVELOPMENT

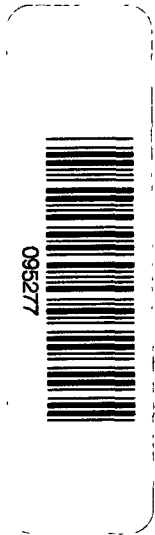


DEVELOPMENT SERVICES CENTER

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07101-001-06-07

November 9, 2007

Mr. Richard Ehrlic
16055 Ventura Boulevard, Suite 1127
Encino, California 91436

RE: *TMP-24765 - TENTATIVE MAP*

Dear Mr. Ehrlic:

Your Request for a Tentative Map FOR A 161-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 17.89 acres adjacent to the south side of Owens Avenue, approximately 460 feet west of Lamb Boulevard (APNs 140-30-520-017 through 033; 140-30-503-001 and 002), R-E (Residence Estates) Zone under Resolution of Intent to R-PD9 (Residential Planned Development - 9 Units per Acre) Zone, Ward 3 (Reese), was considered by the Planning Commission on November 8, 2007.

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 two (2) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two (2) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-4554), Site Development Plan Review (SDR-8630) and Variance (VAR-8631)
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
5. 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.

6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

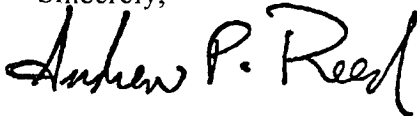
7. Dedicate additional right-of-way for a bus turnout on Owens Avenue per Standard Drawings #234.1 #234.2 and #234.3 adjacent to this site.
8. Coordinate with the City Surveyor to discuss issues pertaining to the common areas associated with the existing development located east of this site and provide that portion of the amended and recorded CC&Rs that address this issue prior to the recordation of a Final Map for this site.
9. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
10. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings, issuance of any permits, or the submittal of a Final Map for this subdivision site, whichever may occur first.
11. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4554, Site Development Plan Review SDR-8630 and all other applicable site-related actions.

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12. 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.

This action by the Planning Commission on *November 8, 2007* is final unless a written appeal is filed with the City Clerk within seven days of the date of the Planning Commission's decision or there is a review action filed by the City Council within the same time period. The Notice of Final Action was filed with the Las Vegas City Clerk on *November 9, 2007*.

Sincerely,



Andrew P. Reed, AICP
Planning Supervisor
Current Planning Division

AR:dm

cc: Ms. Ronda Boulter
Taney Engineering
1399 Galleria Drive, Suite 101
Henderson, Nevada 89014