

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

Voice: 702-229-6301

Fax: 702-474-0352

TTY: 702-386-9108

www.lasvegasnevada.gov

August 10, 2007

Mr. Stephen Aizenberg
SF Investments
4511 West Cheyenne Avenue, Suite #105
North Las Vegas, Nevada 89032.

RE: ABEYANCE - TMP-21144 - SPINNAKER VILLAGE II - TENTATIVE MAP

Dear Mr. Aizenberg:

Your request for a Tentative Map FOR A 124-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 12.0 acres adjacent to the southeast corner of Lone Mountain Road and U.S. Highway 95 (APNs 138-03-510-001, 002, 003, 023, 024, 025, and 031), R-E (Residence Estates) and U (Undeveloped) Zones [MLA (Medium-Low Attached Density Residential) General Plan Designation] under a Resolution of Intent to R-PD10 (Residential Planned Development - 10 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on August 9, 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 Site Development Plan Review (SDR-6332), Rezoning (ZON-6327), and General Plan Amendment (GPA-6321).
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

Mayor
Oscar B. Goodman

City Council
Gary Reese
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Larry Brown
Steve Wolfson
Lois Tarkanian
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City Manager
Douglas A. Selby



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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. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. The basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

8. The Final Map for this site shall be labeled as a "Merger and Resubdivision".
9. A Petition of Vacation (such as VAC-8347) for those portions of Balsam Street in conflict with the proposed site plan shall be recorded prior to the recordation of a Final Map abutting or overlying those portions of Balsam Street. In addition, the existing 20-foot alleys in both the City and Clark County jurisdictions shall also be vacated prior to recordation of a Final Map overlying the areas to be vacated, and the Final Map must show the Recorder's numbers of the Vacations.


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10. Contact the City Engineer's Office at 229-6272 to coordinate the development of this project with the "Rancho Painted Desert Sewer Rehabilitation Project" and any other public improvement projects adjacent to this site. Comply with the recommendations of the City Engineer.
11. Provide a public sewer stub to the south edge of this site in Balsam Street and Red Coach Avenue to a location and depth acceptable to the Collection Systems Planning Section of the Department of Public Works, unless otherwise allowed by Collection Systems Planning Section.
12. Correct the Vicinity Map to show a more accurate location for this development.
13. Site development to comply with all applicable conditions of approval for ZON-5827, ZON-6327, SDR-5826, SDR-6332, 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.
15. Provide a public sewer stub to the south edge of this site in Balsam Street to a location and depth acceptable to the Collection Systems Planning Section of the Department of Public Works.

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This action by the Planning Commission on *August 9, 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 *August 10, 2007*.

Sincerely,



Douglas J. Rankin, AICP
Current Planning Manager
Planning and Development Department

DJR:dm

cc: Ms. Sonia Macias
TCE
3277 East Warm Springs Road
Las Vegas, Nevada 89120