

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



065009

December 4, 2006

CORRECTED LETTER

Mr. Craig Burr
Nevada Equities, LLC
3430 Bunkerhill Drive, Suite A
North Las Vegas, Nevada 89032

RE: TMP-17237 - TENTATIVE MAP - EMERALD CREST CONDOMINIUMS

Dear Mr. Burr:

Your request for a Tentative Map FOR A PROPOSED 32-UNIT ADDITION TO AN EXISTING CONDOMINIUM DEVELOPMENT on 4.14 acres at the northeast corner of Torrey Pines Drive and Garwood Avenue (APNs 138-35-517-001 through 006; 138-35-517-013 through 030; 138-35-517-059 through 070), R-3 (Medium Density Residential) Zone and R-1 (Single Family Residential) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 1 (Tarkanian), was considered by the Planning Commission on November 16, 2006.

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-12930), Variances (VAR-12933 and VAR-13352), Rezoning (ZON-12932) and Vacation (VAC-12934).
3. If service from the Las Vegas Valley Water District (District) is planned, the applicant shall meet with the District to insure compliance with applicable standards for the installation of water mains. If easements are pursued, the plans must comply with District Service Rules Section 10.1j and Uniform Design and Construction Standards for Water Distribution Systems Section 2.04.
4. Coordinate with the City Surveyor to determine whether a Reversionary Map or other Map is necessary. If such a map is required, it shall record prior to the issuance of any permits for this site.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

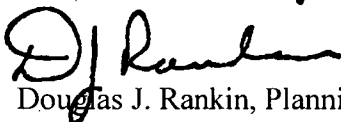


Mr. Craig Burr
TMP-17237 - Page Three - ***CORRECTED LETTER***
December 4, 2006

12. Private drives shall be granted and labeled on the Final Map for this site as a Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowners' Association.
13. All landscaping and private improvements installed with this project 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.
14. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-12932, Site Development Plan Review SDR-12930 and all other applicable site-related actions.
15. 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 16, 2006** 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 17, 2006.**

Sincerely,



Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:clb

cc: Mr. Gil Nockowitz
Baughman & Turner, Inc.
1210 Hinson Street
Las Vegas, Nevada 89102

5. The applicant shall meet with the Las Vegas Valley Water District and the applicable Fire Department to insure compliance with standards for fire hydrants and water provision.
6. Street names must be provided in accordance with the City's Street Naming Regulations.
7. 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.
8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

9. A Petition of Vacation for Crestline Drive, such as Vacation VAC-12934, shall record prior to the recordation of a map for this site.
10. Provide proof acceptable to the City Engineer that this site has legal access rights to use the eastern half of Crestline Drive for the project entrance prior to recordation of a Final Map for this site.
11. The Final Map for this site shall show the property line at the Garwood Avenue right-of-way alignment; the City of Las Vegas does not accept public ingress/egress easements. Alternatively, label the ingress/egress area as "private".