

# 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



060715

March 24, 2006

Ms. Laura Howard  
Unlimited Holding, Inc.  
500 Pilot Road  
Las Vegas, Nevada 89119

**RE: *TMP-11684 - TORREY PINES & HORSE SOUTH - TENTATIVE MAP***

Dear Ms. Howard:

Your request for a Tentative Map FOR A 78-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 18.66 acres at the southwest corner of Ann Road and Rebecca Road (APNs 125-35-101-003, 004, 006, 008; and 125-35-103-005), R-E (Residence Estates) Zone under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre) Zone, Ward 6 (Ross), was considered by the Planning Commission on March 23, 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, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-10540) and Rezoning (ZON-10539).
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.

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



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. 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. 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. The 15 foot equestrian trail easement shall be shown as a “Non-residential Common Lot to be conveyed to the City of Las Vegas”.
8. Show all Sight Visibility Restriction Zones (SVRZ’s) adjacent to public streets and include the following note: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as “Privately Maintained”.

Ms. Laura Howard  
TMP-11684 - Page Three  
March 24, 2006

9. Site development to comply with all applicable conditions of approval for ZON-10539 and all other subsequent site-related actions.
10. 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.
11. The Final Map for this site shall show the public sewer and all other utilities located within a common lot with the appropriate easements between the two "T" cul-de-sacs.
12. Landscape and maintain all unimproved right-of-way on Horse Drive adjacent to this site, and submit an Encroachment Agreement for all such landscaping located in the Horse Drive public right-of-way adjacent to this site prior to occupancy of this site.

This action by the Planning Commission on **March 23, 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 *March 24, 2006*.

Sincerely,



Gary Leobold, Planning Supervisor  
Planning and Development Department  
Current Planning Division

GL:clb

cc: Ms. Shaelyn Sandoval  
Taney Engineering  
4445 South Jones Boulevard  
Las Vegas, Nevada 89103