

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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060256

February 24, 2006

Ms. Julie Cleaver
Howard Hughes Corporation
10000 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89135

RE: TMP-11173 - SUMMERLIN VILLAGE 23A PARCEL "L" ANDALUSIA - TENTATIVE MAP

Dear Ms. Cleaver:

Your request for a Tentative Map FOR A 90-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 26.9 acres at the southeast corner of Alta Drive and Fox Hill Drive (APN 137-34-210-002 and 137-34-621-001), P-C (Planned Community) Zone [SF-3 (Single Family Detached) Special Land Use Designation], Ward 2 (Wolfson), was considered by the Planning Commission on February 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 years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within two 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 (CRG-2243) and Summerlin Development Standards.
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. Prior to the sale of any lots or units, the developer is required to adopt on behalf of the common interest community association and all members thereof, and record as a covenant on all applicable parcels, a plan for the maintenance of all infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to the common interest community, an individual property owner, or the City of Las Vegas, along with the proposed level of maintenance for privately maintained

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components. The agreement must include a certification by the licensed professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan 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. The adoption process must include recordation of the plan against all parcels concurrent with the recordation of the Covenants, Conditions and Restrictions for the subdivision. 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. That 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.

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

Public Works

7. 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.
8. The Final Map for this site shall show the Ingress/Egress Easement to this site as "Private".
9. The "Future Pedestrian Paseo" adjacent to this site shall be labeled as "Private" on the Final Map.
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 the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainage ways as recommended in the approved drainage plan/study.
11. The Site Development shall comply with all applicable conditions of approval for Summerlin Village 23A, SV-0018-01, TM-0006-02, FMP-4297, and all other subsequent site-related actions.

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12. Site development to comply with all applicable Summerlin Development and Improvement Standards.
13. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction zones, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

This item will be considered by the City Council on *March 1, 2006*, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The Council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



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

GL:clb

cc: Mr. Bert Hughes
GC Wallace, Inc.
10000 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89135