

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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060121

January 27, 2006

Mr. Frank Nason
Charleston Lamb, LLC
4680 South Polaris Avenue, Suite #290
Las Vegas, Nevada 89103

RE: *TMP-10753 - CHARLESTON VILLAGE ESTATES - TENTATIVE MAP*

Dear Mr. Nason:

Your request for a Tentative Map FOR A 37-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 3.40 acres approximately 750 feet west of Lamb Boulevard and 350 feet south of Sunrise Avenue (APN 140-31-801-001), R-1 (Single-Family Residential) Zone [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone], Ward 3 (Reese), was considered by the Planning Commission on January 26, 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 (SDR-5108), General Plan Amendment (GPA-5102), Rezoning (ZON-5106), Variances (VAR-5110 and VAR-5113), and Waiver (WVR-5294).
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. 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 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.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. *Prior to the submittal of any construction drawings, meet with the City of Las Vegas Collection Systems Planning Section in Public Works for assistance with the proposed sewer design.*
8. Site development to comply with all applicable conditions of approval for ZON-5106 and all other subsequent site-related actions.
9. 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.

Mr. Frank Nason
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This action by the Planning Commission on January 26, 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 *January 27, 2006*.

Sincerely,



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

GL:clb

cc: Ms. Regina Frederick
Mr. Michael Wren
Wright Engineers
7425 Peak Drive
Las Vegas, Nevada 89128