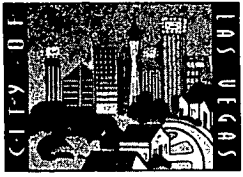


PLANNING & DEVELOPMENT



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



059673

February 3, 2006

CORRECTED LETTER

RECEIVED
CITY CLERK
2006 FEB - 3 P 4:10

GRB SGG, LLC
3496 Pueblo Way
Las Vegas, Nevada 89109

RE: ABEYANCE - TMP-9899 - TENTATIVE MAP - RAINBOW RANCHO

Dear Applicant:

Your request for a Tentative Map FOR AN 69-UNIT SINGLE FAMILY DEVELOPMENT on 7.50 acres adjacent to the southeast corner Rancho Drive and Rainbow Boulevard (APN 125-35-401-003), C-1 (Limited Commercial Zone) [PROPOSED R-PD11 (Residential Planned Development - 11 Units Per Acre) Zone, Ward 6 (Ross), 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 (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-9112), General Plan Amendment (GPA-9110), and Rezoning (ZON-9111).
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

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



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. 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 a public sewer stub to Assessor Parcel Number #125-35-401-004 and to the future commercial site at locations and depths acceptable to the City Engineer concurrent with development of this site.
8. The Final Map for this site shall grant a Public Sewer Easement and Drainage Easement (to be Privately Maintained) across the common lot at the end of Langhorne Creek Avenue.
9. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
10. Site development to comply with all applicable conditions of approval for ZON-9111 and all other subsequent site-related actions.
11. 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.

GRB SGG, LLC
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February 3, 2006

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 **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 Leibold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Mr. Manny Pattni
Richmond American Homes
2940 Paseo Verde Parkway, Suite #120
Henderson, Nevada 89074

Mr. Russell Skuse
RS Consulting Inc.
7525 Hickam Avenue
Las Vegas, Nevada 89129