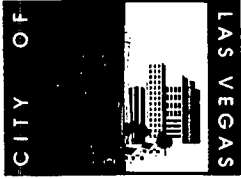


PLANNING &
DEVELOPMENT



052881



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

March 11, 2005

Mr. Ward Ritter
PR Lone Mountain West, LLC
5017 West Diablo Drive
Las Vegas, Nevada 89118

RE: TMP-5537 - TENTATIVE MAP - WILLOWS @ LONE MOUNTAIN WEST

Dear Mr. Ritter:

Your request for a Tentative Map FOR A 98 LOT CONDOMINIUM DEVELOPMENT on 5.27 acres at 10620 West Alexander Road (APN 137-01-401-010), PD (Planned Development) Zone, Ward 4 (Brown), was considered by the Planning Commission on March 10, 2005.

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. Prior to the submittal of a Final Map, the applicant shall meet with Planning and Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
3. A Multi-Use Non-Equestrian Trail shall be constructed along the western boundary of the property in accordance with the Lone Mountain West Master Trails, to the satisfaction of the Planning and Development Department, prior to the recordation of a Final Map.
4. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-5519) and the Lone Mountain West Master Plan Development Standards.
5. Street names must be provided in accord with the City's Street Naming Regulations.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Steve Wolfson
Lois Tarkanian

City Manager
Douglas A. Selby



6. All development is subject to the conditions of City Departments and State Subdivision Statutes.
7. Prior to approval of any final map, the developer is required to adopt a plan for the maintenance of infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to common interest community, individual property owner, or City of Las Vegas, and the proposed level of maintenance for privately maintained components. The agreement must be approved by the City of Las Vegas, and 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 prior to approval of the final map.
8. 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.

Public Works

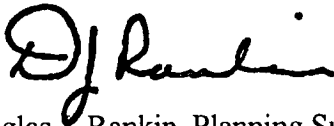
9. The Final Map for this site shall label the existing multi-use equestrian trail as follows: "X-foot wide Multi-Use Equestrian Trail, C.E. Lot "__", Non-residential lot to be conveyed to the City of Las Vegas, to be privately maintained prior to conveyance". The following statement should be added to the end of the Owner's Certificate "I/we hereby acknowledge that non-residential lots (i.e. Lot "__") will be conveyed to the City of Las Vegas within one year of the recordation of this map". The Owner's Certificate should also include the trails statement as identified within the City of Las Vegas Title 18 Subdivision Ordinance.
10. Site development to comply with all applicable conditions of approval for Z-56-01, SDR-5519 and all other applicable site-related actions.

Mr. Ward Ritter
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March 11, 2005

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. 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 March 10, 2005 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.

Sincerely,



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

DJR:clc

cc: Mr. Ward Ritter
Chartered Development
5017 West Diablo Drive
Las Vegas, Nevada 89118

Ms. Paulette Stacy
Civiltec, Inc.
4795 South Sandhill Road, Suite #14
Las Vegas, Nevada 89121