

PLANNING &
DEVELOPMENT



052882

March 11, 2005



Development
Services Center

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Las Vegas, NV 89101

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Mr. Ward Ritter
Willows Town Center, LLC
5016 Schuster Street
Las Vegas, Nevada 89118

RE: *TMP-5538 - TENTATIVE MAP - WILLOWS @ TOWN CENTER*

Dear Mr. Ritter:

Your request for a Tentative Map FOR A 188 LOT CONDOMINIUM DEVELOPMENT ON 8.81 acres adjacent to the southeast corner of Fort Apache Road and Bath Drive (APN 125-20-301-022), T-C (Town Center) Zone, Ward 6 (Mack), 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. 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.
2. All development shall conform to the Conditions of Approval for ZON-1156, SUP-1158, VAC-1197, and SDR-1157 and all other applicable site--related actions.
3. 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

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



adoption process must include recordation of the plan against all parcels prior to approval of the final map. In addition, should the development have a recreational trail, in accordance with NRS 278.4787, the following text should be added prior to the last sentence to the previous text: 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.

4. A Homeowner's Association shall be created that will be responsible for the common areas of the development.
5. 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 included in the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
6. Street names must be provided in accordance with the City's Street Naming Regulations.
7. The development shall comply with all City Codes and State Subdivision Statutes.

Public Works

8. Site development to comply with all applicable conditions of approval for ZON-1156, SDR-1157 and all other applicable 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. Ward Ritter
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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