

PLANNING &  
DEVELOPMENT



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052884

March 11, 2005

Day Star Ventures, LLC  
6985 West Sahara Avenue, Suite #201  
Las Vegas, Nevada 89117

**RE: TMP-6005 - TENTATIVE MAP - DAY DAWN CROSSING UNIT 2**

Dear Applicant:

Your request for a Tentative Map FOR A 48-LOT RESIDENTIAL SUBDIVISION on 5.34 acres adjacent to the north side of Grand Teton Drive, approximately 700 feet east of Durango Drive (APN:125-09-401-017), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent R-PD7 (Residential Planned Development-7 Units per Acre), and U (Undeveloped) Zone [SC (Service Commercial) General Plan Designation] under Resolution of Intent to C-1 (Limited Commercial) 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. 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 Rezoning (ZON-4374), and Site Development Plan Review (SDR-4375).
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map shall be submitted. The revision shall indicate one 24" box tree and two shrubs thirty feet on center within the 10 feet of Common Lot 'D' (24,327 square feet). Decomposed granite shall be placed in all planting areas 2" deep. The revised cross sections shall include the 10 feet of revised landscaping and the equestrian trail. These revisions shall be approved by the Planning and Development Department and Public Works Department staff.
4. 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



5. All development is subject to the conditions of City Departments and State Subdivision Statutes.
6. 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.
7. 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**

8. Label the equestrian trail adjacent to the north and east boundaries of this site as follows: 10-foot wide Equestrian Trail, C.E. Lot “\_\_”, Non-residential lot to be conveyed to the City of Las Vegas, to be privately maintained by the Homeowner’s Association prior to conveyance.
9. The Owner's Certificate portion of the Final Map shall include the following third paragraph as required by Title 18, Appendix E: Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement. In addition, include the following statement at 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.

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10. Provide a public sewer stub to the northern boundary of this site to service Assessor's Parcel Number 125-09-401-016 at a location and depth acceptable to the City Engineer.
11. Site development to comply with all applicable conditions of approval for ZON-4374, SDR-4375 and all other applicable site-related actions.
12. 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:cl

cc: Nevada Homes Group  
6985 West Sahara Avenue, Suite #201  
Las Vegas, Nevada 89117

Ms. Mary Barry  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146