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044742

April 30, 2004

## ***CORRECTED LETTER***

Las Vegas Dunes, Inc.  
50 South Jones Boulevard, Suite #100  
Las Vegas, Nevada 89107

***RE: TMP-3527 - LOG CABIN RANCH UNIT 4 - TENTATIVE MAP***

Dear Applicant:

Your request for a Tentative Map FOR AN 84 LOT SINGLE FAMILY SUBDIVISION on 25.5 acres approximately 1,350 feet east of Durango Drive, and 1,300 feet south of Moccasin Road (a portion APN: 125-04-001-006 and 007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack), was considered by the Planning Commission on January 22, 2004.

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 cases Z-0001-99, ROC-3053, SDR-1395, TMP-3055, and all other site related activity.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro-Tem)  
Larry Brown  
Lynette Boggs McDonald  
Lawrence Weekly  
Michael Mack  
Janet Moncrief

City Manager  
Douglas A. Selby



7. Unit 1 shall be recorded before any of the other six Units in this development.

**Public Works**

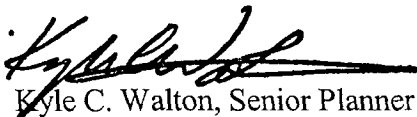
8. The Final Map for the overall Log Cabin Ranch subdivision [TMP-3055] must record prior to recordation of a Final Map for this unit, unless otherwise allowed by the City Engineer.
9. Unit 2 must record prior to the recordation of this final map to provide legal access.
10. If not previously dedicated by the Master developer at the time of development, dedicate the full width of 60 feet for Cabin Street that transitions to 42 feet adjacent to this site and the right-of-way to terminate Cabin Street in a manner acceptable to the Department of Public Works.
11. Construct half-street improvements including appropriate overpaving (if legally able) on Cabin Street including the complete cul-de-cac bulb terminus adjacent to this site concurrent with development of this site. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundary of this site prior to construction of hard surfacing (asphalt or concrete).
12. Construct and provide appropriate ingress/egress rights for the full width of the proposed private entry street, Shasta Street, concurrent with development of this site.
13. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. We note that the proposed alignment requires off-site easements through Floyd Lamb State Park. Provide public sewer easements for all offsite public sewers not located within existing public street right-of-way prior to approval of construction drawings, the issuance of any permits or the recordation of a Final Map for this site whichever occurs first.
14. Provide pedestrian walkway easements for all sidewalks not located within the public street right-of-way adjacent to public streets.
15. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
16. Landscape and maintain all unimproved right(s)-of-way adjacent to this site.

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17. Site development to comply with all applicable conditions of approval for Z-0001-99, Z-0009-99, SDR-1395, TMP-3055, and all other subsequent site-related actions.
  
18. 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. We note at this time that Cabin Street does not meet current standards as presented on this Tentative Map and must obtain a deviation from standards.

This action by the Planning Commission on **January 22, 2004** 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 23, 2004**.

Sincerely,



Kyle C. Walton, Senior Planner  
Planning and Development Department  
Current Planning Division

KCW:clb

cc: Mr. John Prlina  
DR Horton, Inc.  
6845 Escondido Street, Suite #105  
Las Vegas, Nevada 89119

Ms. Rebeka DeWitt  
GC Wallace, Inc.  
2580 Anthem Village Drive  
Henderson, Nevada 89052