

PLANNING & DEVELOPMENT



Development
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040677

December 19, 2003

Mr. Laurence Bracato
Howard Hughes Corporation
10000 West Charleston Boulevard
Las Vegas, Nevada 89135

RE: TMP-3334 - CORDOVA @ SUMMERLIN - TENTATIVE MAP

Dear Mr. Bracato:

Your request for a Tentative Map FOR A 127-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.9 acres adjacent to the northwest corner of Desert Foothills Drive and Charleston Boulevard (APN: 137-34-801-004), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald), was considered by the Planning Commission on December 18, 2003.

The Planning Commission voted to **APPROVE** your request, subject to the following:

Planning and Development

1. All development shall conform to the Conditions of Approval for Rezoning [Z-0119-96] and the Summerlin West Plan Development Standards.
2. 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.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

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



6. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
7. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
8. Site development to comply with all applicable conditions of approval for "Summerlin Village 23A The Paseos" Final Map, the Summerlin Improvement Standards, the Master Traffic Impact Analysis and all other 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 public 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.
10. No more than one lot may have a driveway accessing any substandard cul-de-sac. No more than half of an adjoining second lot may front on the same cul-de-sac.
11. The bulb of all substandard cul-de-sacs must be off-set and the property with driveways accessing a substandard cul-de-sac will have a minimum of 18 feet of straight street frontage outside the driveway entry.
12. The bulb of all substandard cul-de-sacs must be designed with roll curb throughout the bulb.

Mr. Laurence Bracato
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This action by the Planning Commission on **December 18, 2003** 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 *December 19, 2003*.

Sincerely,

A handwritten signature in black ink, appearing to read "Kyle C. Walton".

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

KCW:clb

cc: Mr. Jeremy Fritz
Pulte Homes
1635 Village Center Circle
Las Vegas, Nevada 89134

Mr. Quincy Edwards
GC Wallace
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146