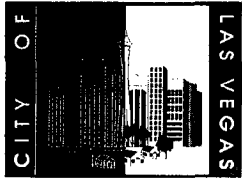


PLANNING & DEVELOPMENT



Development
Services Center

731 S. Fourth Street
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www.lasvegasnevada.gov



040541

December 5, 2003

Mr. Rick Barron

Astoria Lone Mountain 30, Limited Liability Company

9555 Del Webb Boulevard

Las Vegas, Nevada 89134

RE: TENTATIVE MAP - ASTORIA AT LONE MOUNTAIN - TMP-3193

Dear Mr. Barron:

Your request for a Tentative Map FOR A 284-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 30.85 acres approximately 690 feet east of Cliff Shadows Parkway, adjacent to the north side of Gowan Road (APN: 137-12-201-004, 010, 014 and a portion of 137-12-201-011), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development) Zone, Ward 4 (Brown), was considered by the Planning Commission on December 4, 2003.

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 Site Development Plan Review (SDR-2669), Rezoning (ZON-2667), Major Modification (MOD-2579), Variance (VAR-3081) and the Lone Mountain West Plan Development Standards.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, the Tentative Map shall be revised depicting conformance to the required 2,580 square foot minimum lot size for all proposed lots, including lot 90.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. 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



6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Provide proof that no portion of the southeast 5 acres of this site (west half of APN 137-12-201-011) is encumbered by BLM Right-of-Way Grant N-61323 (in favor of Clark County) prior to submittal of a Final Map for this site. All existing encumbrance on this site shall be eliminated through a vacation application or other legal means prior to recordation of a Final Map on this site. Coordinate with Clark County Public Works for dedication of Beltway right-of-way adjacent to this site; dedicate as recommended by Clark County.
8. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, 5 feet past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
9. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. Public drainage easements must be common lots to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
11. 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.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
13. Site development to comply with all applicable conditions of approval for ZON-2667, SDR-2669, and all other subsequent site-related actions.

Mr. Rick Barron
TMP-3193 - Page Three
December 5, 2003

14. 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.

This action by the Planning Commission on December 4, 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.

Sincerely,



Gary M. Leobold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Rick Barron
Astoria Homes
9555 Del Webb Boulevard
Las Vegas, Nevada 89134

Ms. Susan LeCavalier
G.C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146