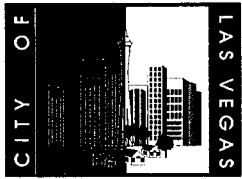


PLANNING &
DEVELOPMENT



Development
Services Center

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

www.lasvegasnevada.gov



040413

December 2, 2003

CORRECTED LETTER

Mr. Ken DuFresne
The Howard Hughes Corporation
10000 West Charleston Boulevard
Las Vegas, Nevada 89135

RE: TMP-3168 - TENTATIVE MAP - PALMILLA AT THE VISTAS

Dear Mr. DuFresne:

Your Request for a Tentative Map FOR A 81-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.07 acres adjacent to the southwest corner of Alta Drive and Vista Run Drive (APN: 137-34-511-001), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald), was considered by the Planning Commission on November 20, 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.
5. If not already constructed or guaranteed by the Master Developer at the time of development of this site, construct half-street improvements including appropriate overpaving (if legally able) on Vista Run Drive and Vista Center Drive adjacent to this site concurrent with development of this site. Also, if not already constructed or guaranteed by the Master Developer at the time of development of this site, construct all incomplete half-street improvements on Charleston Boulevard adjacent to this site 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.

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



Mr. Ken DuFresne
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6. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
7. Provide public sewer easements for all public sewer lines not located within existing public street right-of-way. We note that a public sewer easement adjacent to lot 67 and across the Common Lot C out to Vista Run Drive must be provided for the proposed sewer alignment.
8. Site development to comply with all applicable conditions of approval for The Vistas at Summerlin Village 20 and all other subsequent site-related actions.
9. A Drainage Plan and Technical Drainage Study update 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 Final Map for this site, whichever may occur first, as required by the Department of Public Works. 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 recommended by the 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 Final Map, whichever may occur first.

Public Works

10. Provide public sewer easements for all public sewers not located within existing public street right-of-way, including between lots 43 and 44, 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.
11. 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

Mr. Ken DuFresne
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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.

12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. Site development to comply with all applicable conditions of approval for The Vistas at Summerlin, Z-119-96, and all other subsequent site-related actions.
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 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.

This action by the Planning Commission on **November 20, 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 *November 21, 2003*.

Sincerely,



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

KCW:clb

cc: Ms. Jolene Granberg
Carter & Burgess, Inc.
6655 Bermuda Road
Las Vegas, Nevada 89119