



038914



August 21, 2003

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JANET MONCRIEF

CITY MANAGER
DOUGLAS A. SELBY

Mr. Troy Smith
Astoria Northwest 40, Limited Liability Company
9555 Del Webb Boulevard
Las Vegas, Nevada 89134

RE: TMP-2517 - TENTATIVE MAP - ASTORIA TOWN CENTER SOUTH
CITY COUNCIL MEETING OF AUGUST 20, 2003

Dear Mr. Smith:

The City Council at a regular meeting held August 20, 2003 APPROVED the request for a Tentative Map and a Waiver to the private drive termination requirements of the Subdivision Ordinance Title 18.12.130 FOR A 490-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 42.61 acres adjacent to the southeast corner of Fort Apache Road and Farm Road (APN: 125-17-301-001), T-C (Town Center) Zone. The Notice of Final Action was filed with the Las Vegas City Clerk on August 21, 2003. This approval is subject to:

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-1769) and the Town Center Development Standards as applicable.
3. 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 or an acceptable alternative as approved by the Planning and Development and Public Works Department.
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.
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.

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7. All "eight-packs" fronting along private drives and "six-packs" that are back to back with no common access shall be sprinkled as required by the Department of Fire Services.

Public Works

8. 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.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Kathy Gall
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146