

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.ci.las-vegas.nv.us](http://www.ci.las-vegas.nv.us)



037553

July 11, 2003

Howard Hughes Corporation  
10000 West Charleston Boulevard, Suite #200  
Las Vegas, Nevada 89135

**RE: TENTATIVE MAP - CORONADO - TMP-2459**

Dear Applicant:

Your request for a Tentative Map for a 174-UNIT MULTI-FAMILY CONDOMINIUM SUBDIVISION on 15.33 acres located adjacent to the southwest corner of Desert Foothills Drive and Desert Sunrise Road (APN: 137-34-810-003), P-C (Planned Community) Zone, Ward 2 (McDonald), was considered by the Planning Commission on July 10, 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 Master Development Plan Review (SV-0018-01), Summerlin Site Plan Review (CRG-2384), and the P-C (Planned Community) Zoning Plan Development Standards.
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 proposed street names and all required trails bordering the site 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 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**

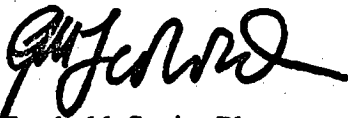
7. If not already constructed or guaranteed by the master developer, construct half-street improvements, including widened paving, on Paseo Flower Court, Desert Sunrise Road and Desert Foothills Drive adjacent to this site. Also, if not already constructed or guaranteed by the Master Developer, provide a paved legal access to this site concurrent with development of this site.
8. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits. 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.
9. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and overall layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The proposed gated access driveway accessing Paseo Flower Court shall be designed, located and constructed in accordance with Summerlin Standard Drawing #S-58.
10. Provide a second access as required by the Master Traffic Impact Analysis for this site.
11. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
12. 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.

Howard Hughes Corporation  
TMP-2459 - Page Three  
July 11, 2003

13. Site development to comply with all applicable conditions of approval for CRG-2384, SV-0018-01, the Summerlin Village 23A Tentative Map and all other subsequent site-related actions.
15. 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 or the Planning Commission 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 July 10, 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: Ms. Gia D. Nguyen  
G.C. Wallace, Inc.  
10000 West Charleston Boulevard, Suite #130  
Las Vegas, Nevada 89135