

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



037522

June 27, 2003

Ms. Robin Harpster
Centex Homes
3606 Rancho Drive, Suite #102
Las Vegas, Nevada 89130

RE: TENTATIVE MAP - SANTA BELLA 4 - TMP-2396

Dear Ms. Harpster:

Your request for a Tentative Map FOR A 72-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 16.26 acres adjacent to the southeast corner of Racel Street and Durango Drive (APN: 125-09-401-001 through 004, 007, 011, and 012), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] and R-A (Ranch Acres) under Resolution of Intent to R-PD4 (Residential Planned Development - 4 Units Per Acre), Ward 6 (Mack), was considered by the Planning Commission on June 26, 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 Plan Review (SDR-2135), Rezoning (ZON-2131), and all other subsequent site-related actions.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.
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.
7. All development shall conform to the any additional requirements as set forth by the Clark County Health District.

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



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Public Works

8. Petition of Vacation VAC-2133 must record prior to the recordation of a Final Map for this site.
9. Dedicate a 54 foot radius at the southeast corner of Racel Street and Durango Drive.
10. Extend public sewer to the south edge of this site at a size, depth, and location acceptable to the City Engineer concurrent with development of this site. 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.
11. Submit an Encroachment Agreement for all landscaping and private improvements located in the public rights-of-way adjacent to this site prior to occupancy of this site.
12. 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 *June 26, 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 *June 27, 2003*.

Sincerely,



Eddie Dichter, Senior Planner
Planning and Development Department
Current Planning Division

ED:clb

cc: Ms. Audrey Zachry
CVL Consultants, Inc.
6280 South Valley View Boulevard, Suite #200
Las Vegas, Nevada 89118