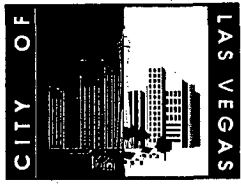


PLANNING &
DEVELOPMENT



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



037308

June 13, 2003

Mr. Jeremy Parness
Greystone Nevada, Limited Liability Company
3765 East Sunset Road, Suite B-1
Las Vegas, Nevada 89120

RE: TENTATIVE MAP - SUMMERLIN PARCEL H - TMP-2295

Dear Mr. Parness:

Your request for a Tentative Map and a WAIVER OF TITLE 18 REQUIREMENTS FOR PRIVATE STREET WIDTHS FOR A 160-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 19.48 acres adjacent to the west side of Desert Foothills Drive between Desert Sunrise Road and Paseo Mist Drive (APN: 137-34-714-002), P-C (Planned Community) Zone, Ward 2 (L. B. McDonald), was considered by the Planning Commission on June 12, 2003.

The Planning Commission voted to recommend **APPROVAL** of 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) and the P-C (Planned Community) Zone 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 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.
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.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Selby



Public Works

7. If not already constructed or guaranteed by the master developer, construct half-street improvements, including widened paving, on Desert Moon Drive, Paseo Mist Drive, Desert Foothills Drive, and Desert Sunrise Road adjacent to this site and a paved legal access to this site concurrent with development of this site.
8. Provide or obtain private street easement rights for the full width of the proposed entrance street, Travinio Avenue, and construct the full width of the entry area concurrent with development of this site.
9. 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.
10. The proposed 28 feet wide private streets with rolled curb are acceptable as shown on this Tentative Map, provided no parking is permitted on either side of the streets. Red colored concrete shall be used to construct the curb and gutter.
11. 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. Driveways shall be designed, located and constructed in accordance with Summerlin Standard Drawing #S-58.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services. No parking shall be allowed on 28 feet wide streets.
13. 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.

Mr. Jeremy Parness
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June 13, 2003

14. Site development to comply with all applicable Development and Improvement Standards.
15. Site development to comply with all applicable conditions of approval for SV-18-01, the Summerlin Village 23A Tentative Map and all other subsequent site-related actions.
16. 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 item will be considered by the City Council on **July 16, 2003**, at 1:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. ***The council requires that you or your representative be present at this meeting.*** If you or your representative chooses not to attend, the City Council may act in your absence without your input.

Sincerely,



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

GML:clc

cc: Ms. Regina Frederick
Carter & Burgess
6655 Bermuda Road
Las Vegas, Nevada 89129