

PLANNING &
DEVELOPMENT



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035372

April 11, 2003

The Howard Hughes Corporation
10,000 West Charleston Boulevard, Suite #200
Las Vegas, Nevada 89135

RE: TMP-1918 - GRANADA @ SUMMERLIN

Dear Applicant:

Your request for a Tentative Map FOR A PROPOSED 144-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 27.42 acres adjacent to the north side of Charleston Boulevard, approximately 1,100 feet west of Desert Foothills Drive (APN: 137-22-000-006, 164-03-000-001), P-C (Planned Community) Zone, Ward 2 (M. McDonald), was considered by the Planning Commission on April 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) 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 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 Weertl.
Michael Mark

City Manager
Douglas A. Selby



Public Works

7. If not already constructed or guaranteed by the master developer, construct Desert Sunrise Road adjacent to this site and provide a paved legal access to this site prior to occupancy of any units within this subdivision.
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 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.
9. The entire entrance to this site must be provided and constructed with the first phase of development.
10. 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. Gated access driveways, if proposed, shall be designed, located and constructed in accordance with Summerlin Standard Drawing #S-58.
11. Meet with the Clark County School District to discuss the provision of pedestrian access points prior to submitting civil drawings for approval.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
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.

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14. Site development to comply with all applicable conditions of approval for 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 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 April 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: Mr. Scott Prokopchuk
William Lyon Homes
500 Pilot Road, Suite g
Las Vegas, Nevada 89119

Ms. Elena Arellano
G.C. Wallace, Inc.
1555 South Rainbow Boulevard
Las Vegas, Nevada 89146