

PLANNING &  
DEVELOPMENT



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034676

February 14, 2003

Mr. Randy Schaefer  
Howard Hughes Corporation  
12-A Sunset Way, #116  
Henderson, Nevada 89014

**RE: TMP-1562 - TENTATIVE MAP - TALEGA @ THE VISTAS**

Dear Mr. Schaefer:

Your request for a Tentative Map FOR A 112-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 19.6 acres adjacent to the northwest corner of Charleston Boulevard and Vista Center Drive (APN: 137-35-410-002), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald), was considered by the Planning Commission on February 13, 2003.

The Planning Commission voted to **APPROVE** your request, subject to the following:

1. The Final Map shall be amended to reflect the required 10-foot wide trail along the north side of Charleston Boulevard.
2. All development shall conform to the Conditions of Approval for Rezoning [Z-0119-96] and the Summerlin West Plan Development Standards.
3. 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.
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 at the time of development of this site, construct half-street improvements including appropriate overpaving (if legally able) on Vista Run Drive and Vista Center Drive adjacent to this site concurrent with development of this site. Also, if not already constructed or guaranteed by the Master Developer at the time of development of this site, construct all incomplete half-street improvements on Charleston Boulevard adjacent to this site concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.
8. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
9. Provide public sewer easements for all public sewer lines not located within existing public street right-of-way. We note that a public sewer easement adjacent to lot 67 and across the Common Lot C out to Vista Run Drive must be provided for the proposed sewer alignment.
10. Site development to comply with all applicable conditions of approval for The Vistas at Summerlin Village 20 and all other subsequent site-related actions.
11. A Drainage Plan and Technical Drainage Study update 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 Final Map for this site, whichever may occur first, as required by the Department of Public Works. 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 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 Final Map, whichever may occur first.

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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 February 13, 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. Randy Schaefer  
R/S Development  
12-A Sunset Way, #116  
Henderson, Nevada 89014

Ms. Jessica Flores  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146