

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



034674

January 24, 2003

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

RE: TENTATIVE MAP - CASA ROSA - TMP-1397

Dear Applicant:

Your request for a Tentative Map FOR AN 84 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 14.7 acres adjacent to the north side of Charleston Boulevard, approximately 1,000 feet west of Vista Center Drive (APN: 137-35-410-001), P-C (Planned Community) Zone, Ward 2 (L.B. McDonald), was considered by the Planning Commission on January 23, 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 comply with all applicable conditions of approval for Rezoning (Z-0119-96), Development Agreement (DA-0001-96), Summerlin Development Plan Review (SV-0042-97) for the Vistas at Summerlin Village 20, and Minor Modification (MOD-1691).
3. Eight-foot wide street side multi-use trails must be shown along the south side of Vista Run Drive, and along the north side of Charleston Boulevard in accordance with Map No. 4 (Multi-Use Trail Alignments) of the Transportation Trails Element of the Las Vegas 2020 Master Plan and the Summerlin Master Plan Trails Plan.
4. A proposed shared vehicle/bike lane must be shown along Vista Run Drive in accordance with Map No. 5 (On-Street Bicycle Trail Alignments) of the Transportation Trails Element of the Las Vegas 2020 Master Plan and the Summerlin Master Plan Trails Plan.
5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. 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)
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack

City Manager
Douglas A. Selby



7. 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

8. Provide public sewer easements for all public sewers not located within existing public street right-of-way 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. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.
10. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed street layout and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Gated access drives, if proposed, shall comply with Summerlin Standard Drawing #S-58.
11. Grant pedestrian walkway easements for all public sidewalks not located within the public right-of-way.
12. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.
13. The proposed 25 feet wide private drives are acceptable provided no parking is permitted on the roadway. All required signage and/or curbside painting shall be maintained by the Homeowner's Association.
14. 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

Howard Hughes
TMP-1397 - Page Three
January 24, 2003

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.

15. Site development to comply with all applicable conditions of approval for the Vistas at Summerlin Village 20, the Master Traffic Impact Analysis and all other subsequent applicable 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 action by the Planning Commission on **January 23, 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 *January 24, 2002*.

Sincerely,



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

ED:clb

cc: Mr. Stan Gutshall
Kimball Hill Homes
8 Sunset Way, Suite #101
Henderson, Nevada 89014

Mr. Darryl Lattimore
GC Wallace, Inc.
2580 Anthem Village Drive
Henderson, Nevada 89052