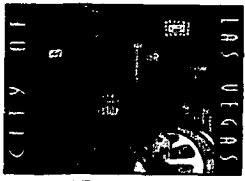


# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S Fourth Street  
Las Vegas, NV 89101

Voice 702-229-6301  
Fax 702-474-0352  
TTY 702-386-9108

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

July 11, 2008

Mr. Phil Davis  
Towne Vistas, LLC  
4511 West Cheyenne Avenue, Suite #105  
North Las Vegas, Nevada 89032

**RE: TMP-28262 - TENTATIVE MAP - THE ECHELON**

Dear Mr. Davis:

Your request for a Tentative Map FOR A 372-UNIT CONDOMINIUM DEVELOPMENT on 14.54 acres on the south side of Echelon Point Drive, approximately 620 feet east of Fort Apache Road (APN 125-20-313-000), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on July 10, 2008.

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, this action is void.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-6103), Variance (VAR-6228), Site Development Plan Review (SDR-6105), and the Town Center Development Standards Manual, if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. Prior to the submittal of a building permit, the applicant shall meet with Planning & Development Department staff to develop a comprehensive address plan for the subject site. A copy of the approved address plan shall be submitted with any future building permit applications related to the site.
5. 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)  
Larry Brown  
Steve Wolfson  
Lois Tarkanian  
Steven D Ross  
Ricki Y. Barlow

City Manager  
Douglas A Selby



6. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions (“CC&R”), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements (“DPMR”) as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.
7. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**Public Works**

8. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works. Provide and improve all drainage ways as recommended in the approved drainage plan/study.
9. Site development to comply with all applicable conditions of approval for Rezoning application ZON-6103, Site Development Plan Review SDR-6105, and all other subsequent site-related actions.
10. 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 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. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

Mr. Davis  
TMP-28262 – Page Three  
July 11, 2008

This action by the Planning Commission on **July 10, 2008** is final unless a written appeal is filed within 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 **July 11, 2008**.

Sincerely,

A handwritten signature in black ink, appearing to read "Peter Lowenstein". The signature is fluid and cursive, with the first name "Peter" and last name "Lowenstein" clearly distinguishable.

Peter Lowenstein, AICP  
Planning Supervisor  
Case Planning Division

PL:nl:clb

cc: Ms. Amber Dolce  
Wright Engineers  
7425 Peak Drive  
Las Vegas, Nevada 89128