



January 9, 2009

Harmony 2, LLC
4730 South Fort Apache Road, #300
Las Vegas, Nevada 89147

RE: TMP-31945 - TENTATIVE MAP

Dear Applicant:

Your request for a Tentative Map FOR A 70-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.52 acres at the northwest corner of Farm Road and Hualapai Way (APNs 126-13-612-001 through 072), R-PD7 (Residential Planned Development - 7 Units Per Acre), Ward 6 (Ross), was considered by the Planning Commission on January 8, 2009.

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. Approval of and conformance to the Conditions of Approval for Rezoning (ZON-4368), Vacation (VAC-4420) and Site Development Plan Review (SDR-29026) shall be required, if approved.
3. Any property line wall shall be decorative block wall, with at least 20 percent contrasting materials. Wall heights shall be measured from the side of the fence with the least vertical exposure above finished grade.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
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.
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

LAS VEGAS CITY COUNCIL

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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. The plan shall note that the recreational trail to be transferred to the ownership of the City of Las Vegas shall be maintained at a basic level through utilization of public resources. The basic level to be defined as removal of debris and surface grading once every calendar year. Should additional maintenance activities be requested by the common interest community, or members thereof, the associated costs shall be assessed to the common interest community and/or members thereof.
8. All development is subject to the conditions of City Departments and State Subdivision Statutes.

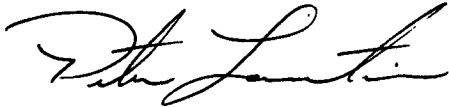
Public Works

9. The Final Map for this site shall be labeled as a “Merger and Re-Subdivision”.
10. The onsite streets shall be labeled as private, be designated as a common lot and shall be labeled as a private street, public utility easement (P.U.E.), public sewer easement and public drainage easement to be privately maintained by the Homeowners’ Association on the Final Map for this site.
11. Site development to comply with all applicable conditions of approval for Site Development Plan Review SDR-29026, Zoning Reclassification ZON-4368 and all other subsequent site-related actions.
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 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.

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This action by the Planning Commission on **January 8, 2009** 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 **January 9, 2009**.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

cc: Mr. Paul Huygens
Farm Hualapai, LLC
1291 Galleria #200
Henderson, Nevada 89014

Ms. Chelsea Peltier
Slater Hanifan Group
5740 South Arville Street, #216
Las Vegas, Nevada 89118