

ESPERANZA PHASE 1

Recorded in Book 145 Page 013 of Plats

MASTER SITE ADDRESS: 12250 DESERT MOON RD

Fire Department District Map Numbers:

02412-63 02412-64 02412-72 02412-73 02412-74 02412-83

<u>Block</u>	<u>Lot</u>	<u>Address</u>
	1	12243 LOST TREASURE AVE
	2	12237
	3	12231
	4	12225
	5	12219
	6	12213
	7	12207
	8	784 STEP BEACH ST
	9	778
	10	772
	11	766
	12	760
	13	754
	14	748
	35	743 MIDDLE BEACH ST
	36	749
	37	755
	38	761
	39	767
	40	773
	41	779
	42	785
	43	12293 LOST TREASURE AVE
	44	12289

ESPERANZA PHASE 1

Recorded in Book 145 Page 013 of Plats

MASTER SITE ADDRESS: 12250 DESERT MOON RD

Fire Department District Map Numbers:

02412-63 02412-64 02412-72 02412-73 02412-74 02412-83

<u>Block</u>	<u>Lot</u>	<u>Address</u>
	45	12283
	46	12279
	47	12273
	48	12267
	49	12261
	50	12290
	51	12284 LOST TREASURE AVE
	52	12278
	53	12272
	54	12266
	55	12242
	56	12236
	57	12230
	58	12224
	59	12218
	60	12212
	61	12219 CAPE CORTEZ CT
	62	12225
	63	12231
	64	12237
	65	12243
	66	12249
	67	12261 WHITES LANDING CT
	68	12267

ESPERANZA PHASE 1

Recorded in Book 145 Page 013 of Plats

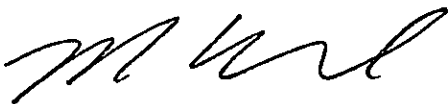
MASTER SITE ADDRESS: 12250 DESERT MOON RD

Fire Department District Map Numbers:

02412-63 02412-64 02412-72 02412-73 02412-74 02412-83

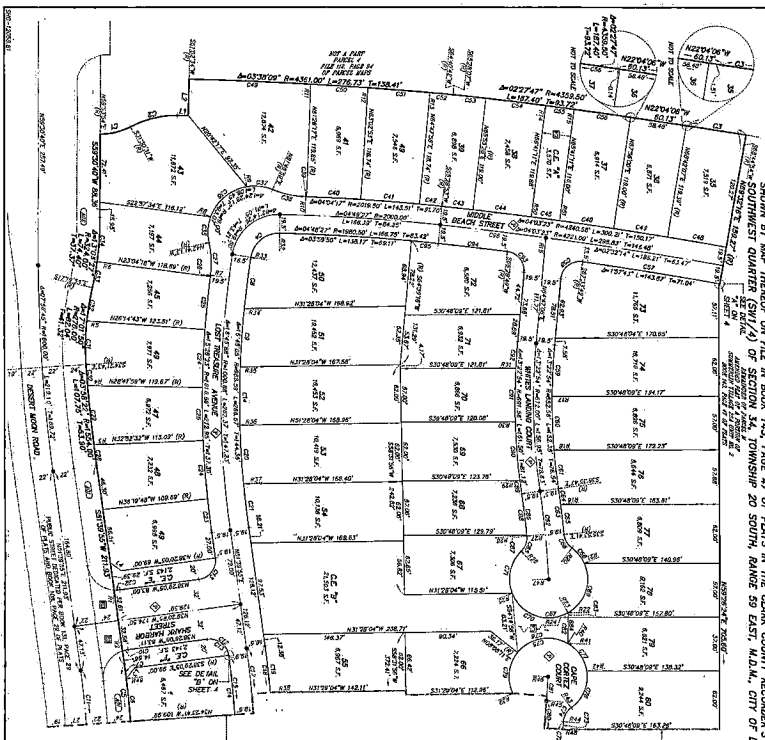
<u>Block</u>	<u>Lot</u>	<u>Address</u>
	69	12273
	70	12279
	71	12285
	72	12289
	73	12290
	74	12284
	75	12278
	76	12272
	77	12266
	78	12260
	79	12254 CAPE CORTEZ CT
	80	12240
	81	12230 CAPE CORTEZ CT
	82	12224
	83	12218
	84	12212

Mark Rex, Planner I



FINAL MAP OF ESPERANZA PHASE 1

BEING A SUBDIVISION OF A PORTION OF PARCEL 47, COMMON INTEREST COMMUNITY DEVELOPMENT REGION OF SURREAUX VILLAGE 234 UNIT NO. 27, AS SHOWN BY MAP THEREOF ON FILE IN BOOK 145, PAGE 47 OF PLATS IN THE CLARK COUNTY RECORDER'S OFFICE, NEWMO, LOUISIANA WITHIN THE SOUTHWEST QUARTER (SW1/4) OF SECTION 34, TOWNSHIP 20 SOUTH, RANGE 59 EAST, M.D.M., CITY OF LAS VEGAS, CLARK COUNTY, NEVADA.

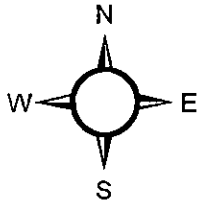


MATCHLINE - SEE SHEET #

LOT	AREA	OWNER	REMARKS
1	0.12	...	...
2	0.12	...	...
3	0.12	...	...
4	0.12	...	...
5	0.12	...	...
6	0.12	...	...
7	0.12	...	...
8	0.12	...	...
9	0.12	...	...
10	0.12	...	...
11	0.12	...	...
12	0.12	...	...
13	0.12	...	...
14	0.12	...	...
15	0.12	...	...
16	0.12	...	...
17	0.12	...	...
18	0.12	...	...
19	0.12	...	...
20	0.12	...	...
21	0.12	...	...
22	0.12	...	...
23	0.12	...	...
24	0.12	...	...
25	0.12	...	...
26	0.12	...	...
27	0.12	...	...
28	0.12	...	...
29	0.12	...	...
30	0.12	...	...
31	0.12	...	...
32	0.12	...	...
33	0.12	...	...
34	0.12	...	...
35	0.12	...	...
36	0.12	...	...
37	0.12	...	...
38	0.12	...	...
39	0.12	...	...
40	0.12	...	...
41	0.12	...	...
42	0.12	...	...
43	0.12	...	...
44	0.12	...	...
45	0.12	...	...
46	0.12	...	...
47	0.12	...	...
48	0.12	...	...
49	0.12	...	...
50	0.12	...	...
51	0.12	...	...
52	0.12	...	...
53	0.12	...	...
54	0.12	...	...
55	0.12	...	...
56	0.12	...	...
57	0.12	...	...
58	0.12	...	...
59	0.12	...	...
60	0.12	...	...
61	0.12	...	...
62	0.12	...	...
63	0.12	...	...
64	0.12	...	...
65	0.12	...	...
66	0.12	...	...
67	0.12	...	...
68	0.12	...	...
69	0.12	...	...
70	0.12	...	...
71	0.12	...	...
72	0.12	...	...
73	0.12	...	...
74	0.12	...	...
75	0.12	...	...
76	0.12	...	...
77	0.12	...	...
78	0.12	...	...
79	0.12	...	...
80	0.12	...	...
81	0.12	...	...
82	0.12	...	...
83	0.12	...	...
84	0.12	...	...
85	0.12	...	...
86	0.12	...	...
87	0.12	...	...
88	0.12	...	...
89	0.12	...	...
90	0.12	...	...
91	0.12	...	...
92	0.12	...	...
93	0.12	...	...
94	0.12	...	...
95	0.12	...	...
96	0.12	...	...
97	0.12	...	...
98	0.12	...	...
99	0.12	...	...
100	0.12	...	...

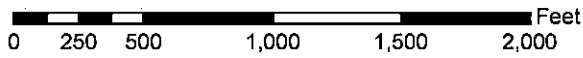


SHEET 3 OF 4
13-13-12
BOOK 135, PAGE 13

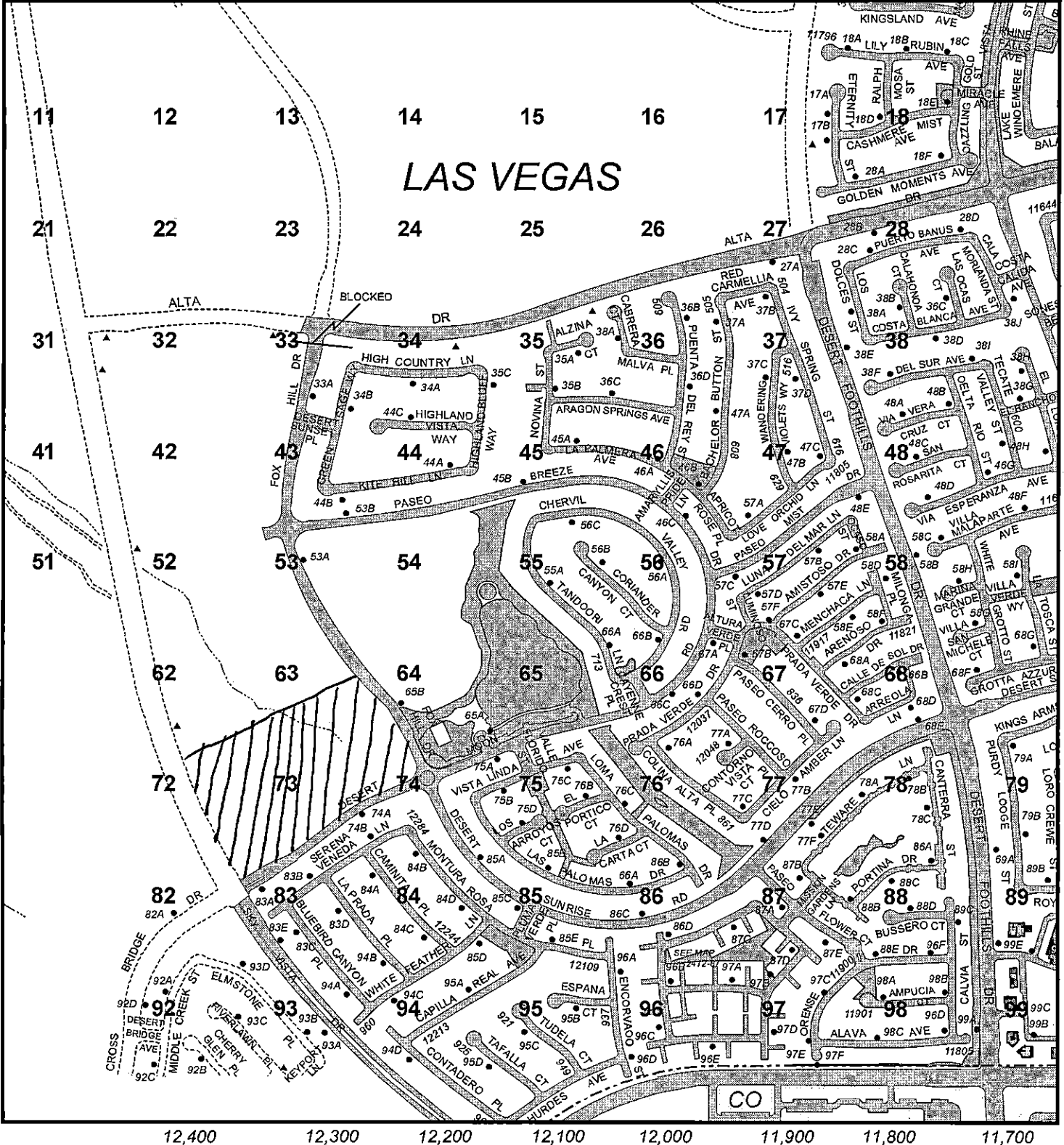


2412

© City of Las Vegas 06/19/12



2311	2312	2313
2411	2412	2413
2511	2512	2513



TRANSMITTAL

To: City of Las Vegas – 2nd Counter
Attn: Mark Rex
333 Rancho Drive
Las Vegas, NV 89101

Date: March 6, 2013

Project No.: LEN1201.000

From: Chelsea Peltier

Subject: Esperanza Phase 1 – Recorded Final Map for Addressing

CC: Tracy Stratton
CC: File
CC: _____

CC: _____
CC: _____
CC: _____

Transmitting Via:

- Mail
- Messenger / MDS
- Federal Express
- Pickup

For:

- Review & Comment
- Per your Request
- Information/File

Acknowledgement of Receipt:

- Not Required
- Acknowledgement Required

Received By: _____
 Date: _____ Time: _____

Copies	Description
2	24" x 36" – Bond Copy – Folded Recorded Final Map –
1	11" x 17" Size Copy of Recorded Final Map
1	24" x 36" – Mylar Copy – Recorded Final Map
1	Letter Size Copy of Recorded Final Map

Comments:

DEVELOPMENT
 13 MAR -6 AM 11:20

Signed: Talita Clark
 Talita Clark, Processor

Please, notify us at (702) 284-5300 if there are any problems receiving this transmission.

City of Las Vegas

AGENDA MEMO - PLANNING

PLANNING COMMISSION MEETING DATE: MAY 8, 2012

DEPARTMENT: PLANNING

ITEM DESCRIPTION: APPLICANT/OWNER: GREYSTONE NEVADA, LLC

**** STAFF RECOMMENDATION(S) ****

CASE NUMBER	RECOMMENDATION	REQUIRED FOR APPROVAL
TMP-44928	Staff recommends APPROVAL, subject to conditions:	

**** CONDITIONS ****

TMP-44928 CONDITIONS

Planning

1. Approval of the Tentative Map shall be for no more than four (4) years. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map with four (4) years of the approval of the Tentative Map, this action is void.
2. All development shall conform to the Summerlin West Development Agreement (DA-0001-96), Village 23A and 23B Master Development Plan (SV-0018-01), Minor Modification (MOD-2994) and the Summerlin Development Standards.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. 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.

Conditions Page Two
May 8, 2012 - Planning Commission Meeting

5. 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.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. Private streets must be granted and labeled on the Final Map for this site as Public Utility Easements (P.U.E.), City of Las Vegas Sewer Easements and Public Drainage Easements to be privately maintained by the Homeowner's Association.
8. Unless already constructed or guaranteed, complete all incomplete half street improvements on Fox Hill Drive and Desert Moon Road prior to the recordation of a Final Map for this site.
9. Grant appropriate public easements (Sewer, Drainage, etc) over common lots as required by the Department of Public Works on the Final Map for this site.
10. All public sewer lines shall be constructed to Public Standards. No curved sewer lines will be approved by the City. Where public sewer lines are within a common lot encumbered with a City of Las Vegas Sewer Easement, no trees or vegetation taller than 30 inches will be allowed within the easements. Improvement Drawings submitted to the City for review shall not be approved for construction until all required design standards are met and Public Sewer Easements necessary to connect this site to the existing public sewer system have been granted to the City.

Conditions Page Three
May 8, 2012 - Planning Commission Meeting

11. Appropriate public easements (Sewer, Drainage, Emergency Access, etc) to be privately maintained over the adjacent common lot "D" of the Summerlin Village 23A Unit No. 2 Final Map (book 121 page 12) shall be granted to the City of Las Vegas by separate document as determined by the Department of Public Works prior to the recordation of a Final Map requiring these easements.
12. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
13. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
14. Prior to the release of a Final Map for recordation on this site, the property owner must contact the Special Improvement District Section of the Department of Public Works (229 2136) and sign a notarized affidavit acknowledging and agreeing to a per lot assessment of all lots that will be created through a Final Map for this site. The City shall prepare an apportionment report following recordation of the Final Map and this apportionment report must be signed by the property owner prior to the release of any building permits for this site.
15. 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 submittal 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.
16. A minimum of two lanes of asphalt pavement on Fox Hill Drive adjacent to this site, and a working sanitary sewer connection shall be in place prior to final inspection of any owner occupied units within this development. Per Title 19.12.130.B.2, 50% of the full permanent improvements on Desert Moon Drive and Fox Hill Drive, including all required landscaped areas between the perimeter wall and adjacent public street, shall be constructed and accepted by the City prior to issuance of any building permits beyond 50% of all units within this development. Additionally per Title 19.12.130.B.3 all off-site improvements for Desert Moon Road and Fox Hill Drive adjacent to this site, including all required landscaped areas between the perimeter walls and adjacent public streets, shall be constructed and accepted prior to issuance of building permits beyond 75%. The above thresholds notwithstanding, all required improvements shall be constructed within 24 months of approval of construction drawings unless otherwise allowed by the Department of Public Works.

Conditions Page Four
May 8, 2012 - Planning Commission Meeting

17. Site development to comply with all applicable conditions of approval for Summerlin Village 23A, SV-0018-01, Z 0119-96 and all other applicable site-related actions.

18. 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.

**Staff Report Page One
May 8, 2012 - Planning Commission Meeting**

**** STAFF REPORT ****

PROJECT DESCRIPTION

The applicant is proposing a 95-lot single-family residential subdivision on a 22.71-acre undeveloped site at the northwest corner of Desert Moon Road and Fox Hill Drive within Summerlin West, Village 23A. The map has been reviewed and approved by the Summerlin Design Review Committee and conforms to the Summerlin Development Standards; therefore, staff recommends approval with conditions. If denied, a final map subdividing the subject property could not be accepted or approved.

ISSUES

- The Summerlin Design Review Committee (SDRC) reviewed and approved the subject Tentative Map on 03/19/12.

BACKGROUND INFORMATION

<i>Related Relevant City Actions by P&D, Fire, Bldg., etc</i>	
01/27/97	The City Council approved a Development Agreement (DA-0001-96) for the area known as Summerlin West. The Council also approved a Rezoning (Z-0119-96) to P-C (Planned Community) for this site as part of a larger request. The Planning Commission and staff recommended approval.
01/16/02	The City Council approved the Master Development Plan (SV-0018-01) for The Paseos at Summerlin Village 23A and 23B, which established land uses for the site. The Planning Commission and staff recommended approval.
03/14/02	The Planning Commission approved a Tentative Map (TM-0006-02) for the Summerlin Village 23A Subdivision, consisting of 20 pod lots on 389.40 acres adjacent to the northwest corner of Charleston Boulevard and Desert Foothills Drive. Staff recommended approval.
09/24/03	Planning staff approved a Minor Modification (MOD-2994) to the Master Development Plan for The Paseos at Summerlin Village 23A and 23B, amending the land use designations to conform to a revised street network.
12/03/04	The Final Map (FMP-4297) for the Summerlin Village 23A Unit No. 2 subdivision was recorded.
05/11/06	The Planning Commission approved a Tentative Map (TMP-12653) for a 319-lot single-family residential subdivision on 60.20 acres at the northwest corner of Desert Moon Road and Fox Hill Drive. Staff recommended approval. The approval expired 05/11/08.

Staff Report Page Two
May 8, 2012 - Planning Commission Meeting

06/27/11	An amended Final Map (FMP-40545) for the Summerlin Village 23A Unit No. 2 subdivision was recorded.
----------	---

<i>Most Recent Change of Ownership</i>	
03/16/12	A deed was recorded for a change in ownership.

<i>Related Building Permits/Business Licenses</i>	
No building permits or business licenses are associated with this request.	

<i>Pre-Application Meeting</i>	
03/13/12	<p>A pre-application meeting was held with the applicant, where submittal requirements for a Tentative Map were discussed. The following key points were discussed:</p> <ul style="list-style-type: none"> • Written Summerlin Design Review Committee approval is required at the time of submittal. • Clearly label pedestrian access to open space from culs-de-sac. • Provide street names with suffixes. • Provide perimeter wall details and elevations so that conformance to standards can be determined.

<i>Neighborhood Meeting</i>	
A neighborhood meeting is not required, nor was one held.	

<i>Field Check</i>	
03/29/12	A field check of the subject site was conducted. The site is undeveloped and free of trash and debris.

<i>Details of Application Request</i>	
<i>Site Area</i>	
Net Acres	22.71

Staff Report Page Three
 May 8, 2012 - Planning Commission Meeting

<i>Surrounding Property</i>	<i>Existing Land Use Per Summerlin Standards</i>	<i>Planned or Special Land Use Designation</i>	<i>Existing Zoning District</i>
Subject Property	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
North	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)
South	Single Family Detached	SF3 (Single Family Detached)	P-C (Planned Community)
East	Private Park	COS (Community Open Space)	P-C (Planned Community)
	Undeveloped	SF3 (Single Family Detached)	
West	Undeveloped	SF3 (Single Family Detached)	P-C (Planned Community)

<i>Master Plan Areas</i>	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Master Plan Area			
Summerlin West	X		Y
Special Purpose and Overlay Districts	<i>Yes</i>	<i>No</i>	<i>Compliance</i>
Special Purpose and Overlay Districts			
P-C (Planned Community) District	X		Y
Trails		X	N/A
Rural Preservation Overlay District		X	N/A
Las Vegas Redevelopment Plan Area		X	N/A
Development Impact Notification Assessment		X	N/A
Project of Regional Significance		X	N/A

Staff Report Page Four
May 8, 2012 - Planning Commission Meeting

DEVELOPMENT STANDARDS

Pursuant to the Summerlin Development Standards, the following standards apply:

Standard	Required/Allowed	Provided	Compliance
Min. Lot Size	N/A	6,311 SF	N/A
Min. Lot Width	N/A	45 Feet (57 Feet typical)	N/A
Min. Setbacks:			
• Front (front loaded garage)	18 Feet	19 Feet	Y
• Front (side loaded garage)	10 Feet	14 Feet	Y
• Front (building face)	10 Feet	14 Feet	Y
• Side (interior lots)	5 Feet	5 Feet	Y
• Side (perimeter lots)	5 Feet	6 Feet (single-story w/o gable end) 10 Feet (two-story or gable end)	Y
• Rear	15 Feet	20 Feet	Y
• Corner Side	15 Feet	15 Feet	Y
Max. Density	10 Units/Gross Acre	4.18 du/ac	Y

Street Name	Functional Classification of Street(s)	Governing Document	Actual Street Width (Feet)	Compliance with Street Section
Fox Hill Drive	N/A	N/A	44	N/A
Desert Moon Drive	N/A	N/A	44	N/A

Pursuant to Title 19.08 and 19.12, the following parking standards apply:

Parking Requirement							
Use	Gross Floor Area or Number of Units	Required Parking Ratio	Required Parking		Provided Parking		Compliance
			Regular	Handi-capped	Regular	Handi-capped	
Single Family Detached	95 du	2 spaces per du	190				
TOTAL SPACES REQUIRED			190		190		Y
Regular and Handicap Spaces Required			190	0	190	0	Y

**Staff Report Page Five
May 8, 2012 - Planning Commission Meeting**

ANALYSIS

The subject property is part of Summerlin West, which is governed by a Development Agreement between the Master Developer and the City of Las Vegas, as well as the Summerlin Development Standards. The proposed tentative map, as well as the specific residential product to be constructed on the site, was reviewed and conditionally approved by the Summerlin Design Review Committee prior to submittal to the City for review.

The Summerlin Development Standards designate the subject property as SF3 (Single Family Detached), which allows up to 10 residential units per gross acre. The proposed density of 4.18 dwelling units per acre falls well within the maximum allowed. As this site is part of a master plan with its own improvement standards, it is not subject to 19.04 street section requirements. No trails are adjacent to the site.

The proposed lots range in size from 6,311 square feet to 16,524 square feet. Site access is proposed from the south end of the site from Desert Moon Road just west of the roundabout with Fox Hill Drive. Interior circulation is provided through 39-foot wide public streets with roll curbs. The entry street to the subdivision terminates in a 21,628 square-foot neighborhood park. Pedestrian access to the park is provided from two culs-de-sac whose bulbs terminate next to each other. Access is also provided between cul-de-sac bulbs.

Walls on the perimeter of the site are 5.5-foot product walls with a maximum of 1.5 feet of retaining in conformance to the Summerlin Development Standards, which allow up to 10 feet total height. Walls along Desert Moon Road are stepped to mitigate the grade and are as tall as seven feet. Village walls along the west perimeter are constructed and maintained by Summerlin.

FINDINGS

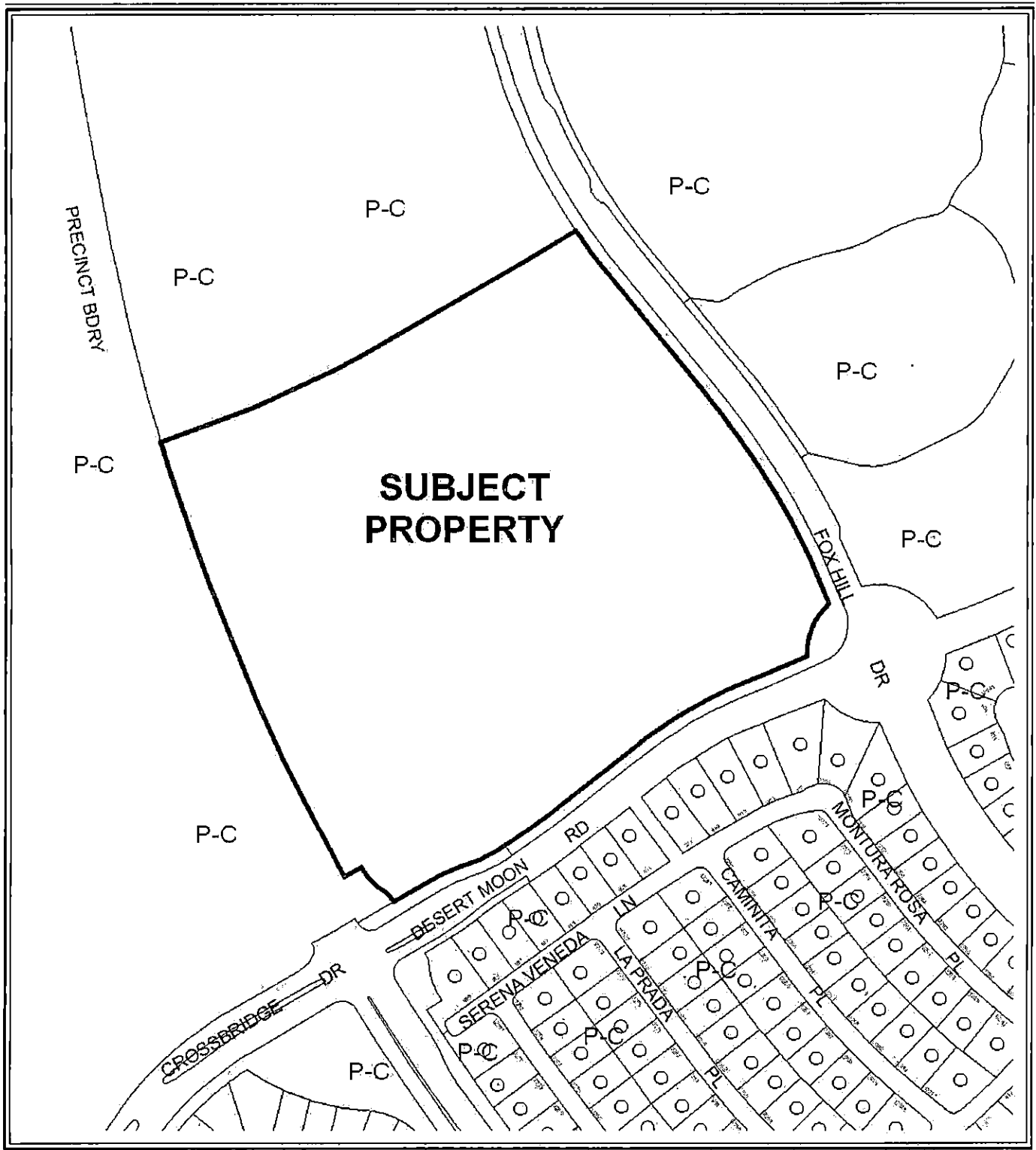
The proposed Tentative Map conforms to the Summerlin Development Standards and has been approved by the Summerlin Design Review Committee. Therefore, staff recommends approval with conditions.

NEIGHBORHOOD ASSOCIATIONS NOTIFIED 5

NOTICE MAILED N/A

APPROVALS 0

PROTESTS 0

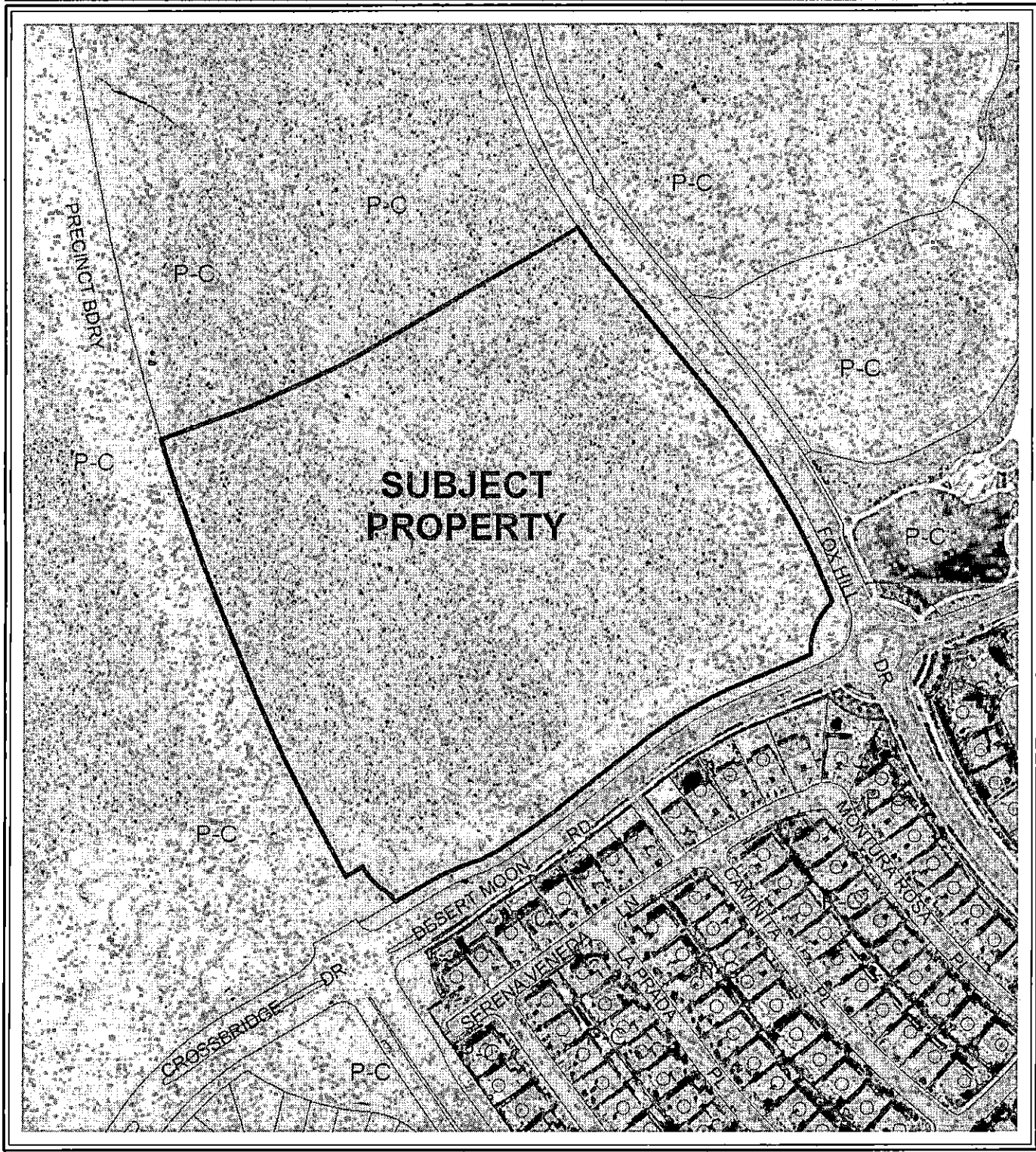


CASE: **TMP-44928**

0 100 200 Feet

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)





CASE: **TMP-44928**

0 100 200 Feet

ZONING OF SUBJECT PROPERTY: P-C (PLANNED COMMUNITY)





DEPARTMENT OF PLANNING

STATEMENT OF FINANCIAL INTEREST

Case Number: TIMP-44928 APN: 137-34-313-002

Name of Property Owner: Greystone Nevada, LLC

Name of Applicant: Greystone Nevada, LLC

Name of Representative: Slater Hanifan Group

To the best of your knowledge, does the Mayor or any member of the City Council or Planning Commission have any financial interest in this or any other property with the property owner, applicant, the property owner or applicant's general or limited partners, or an officer of their corporation or limited liability company?

Yes No

If yes, please indicate the member of the City Council or Planning Commission who is involved and list the name(s) of the person or persons with whom the City Official holds an interest. Also list the Assessor's Parcel Number if the property in which the interest is held is different from the case parcel.

City Official: _____

Partner(s): _____

APN: _____

Signature of Property Owner: [Handwritten Signature]

Print Name: Robert Johnson

Subscribed and sworn before me

This 16th day of March, 2012

[Handwritten Signature]
Notary Public in and for said County and State



RECEIVED

MAR 21 2012



DEPARTMENT OF PLANNING

APPLICATION / PETITION FORM

Application/Petition For: Tentative Map
Project Address (Location) Fox Hill/Desert Moon
Project Name Summerlin Village 23A Parcel M Proposed Use P-C
Assessor's Parcel #(s) 137-34-313-002 Ward #
General Plan: existing proposed Zoning: existing P-C proposed P-C
Commercial Square Footage Floor Area Ratio
Gross Acres 22.71 Lots/Units 95 Density 4.2
Additional Information

PROPERTY OWNER Greystone Nevada, LLC Contact Robert Johnson
Address 2490 Paseo Verde Parkway Phone: (702) 877-9600 Fax:
City Henderson State NV Zip 89074
E-mail Address robert.johnson@lennar.com

APPLICANT Greystone Nevada, LLC Contact Robert Johnson
Address 2490 Paseo Verde Parkway Phone: (702) 877-9600 Fax:
City Henderson State NV Zip 89074
E-mail Address robert.johnson@lennar.com

REPRESENTATIVE Slater Hanifan Group Contact Chelsea Peltier
Address 5740 S. Arville St. # 216 Phone: (702) 284-5300 Fax: (702) 284-5399
City Las Vegas State NV Zip 89118
E-mail Address cpeltier@shg-inc.com

Property Owner Signature* [Signature]
Print Name Robert Johnson
Subscribed and sworn before me
This 16th day of March, 2012
[Signature]

Notary Public in and for said County and State
LISA ECKHARDT
Notary Public, State of Nevada
Appointment No. 02-76774-1
My Appt. Expires Aug 9, 2014

Revised 10/27/08

FOR DEPARTMENT USE ONLY

Case # TMP-44928
Meeting Date: 5/8/2012
Total Fee: 750
Date Received: 3/22/2012
Received By: [Signature]

*The application will not be deemed complete until the submitted materials have been reviewed by the Department of Planning for consistency with applicable sections of the Zoning Ordinance.

