

Iron Mountain Ranch chg. to Spring Mountain Ranch

06/12/97

16:30:53:04

Z O N I N G A C T I O N S (3 O F 3)

CASE Z 132 93 - BZA-CC-PCOMM (BCP) P MEETING DATE 01/13/94

A C T I O N S / C O N D I T I O N S

PLANNING COMMISSION RECOMMENDED APPROVAL.

ON 2/2/94 CITY COUNCIL APPROVED, SUBJECT TO:

1. IF A SCHOOL SITE IS INCLUDED AS PART OF THE FINAL DESIGN FOR THE OVERALL SITE, AN APPLICATION SHALL BE SUBMITTED TO REZONE THE SITE TO C-V PRIOR TO OR CONCURRENT WITH THE FILING OF AN APPLICATION FOR APPROVAL OF A TENTATIVE MAP FOR THAT PORTION OF THE SITE.

2. ALL RESIDENTIAL LOTS ABUTTING THE OPEN SPACE AND RECREATIONAL CORRIDORS ALONG IRON MOUNTAIN ROAD AND EL CAPITAN WAY SHALL HAVE A MINIMUM LOT SIZE OF 11,000 SQUARE FEET AND MEET THE STANDARDS OF THE R-D DISTRICT OF THE ZONING ORDINANCE.

3. ALL RESIDENTIAL LOTS CONTIGUOUS TO THOSE ABUTTING THE OPEN SPACE AND RECREATIONAL CORRIDORS SHALL HAVE A MINIMUM LOT SIZE OF 6,500 SQUARE FEET AND MEET THE STANDARDS OF THE R-1 DISTRICT OF THE ZONING ORDINANCE.

4. THIS MASTER DEVELOPMENT PLAN SHALL BE MODIFIED PRIOR TO DEVELOPMENT TO ELIMINATE ACCESS FROM THIS SITE DIRECTLY TO RANCHO DRIVE (U.S. #95) UNLESS SPECIFIC WRITTEN PERMISSION IS OBTAINED FROM THE NEVADA DEPARTMENT OF TRANSPORTATION TO ALLOW SUCH.

5. UPON DEVELOPMENT OF THESE PARCELS, REQUIREMENTS FOR PUBLIC STREET

UPDATE

PRINT

ZACT1

ZACT2

BACK

ACTIONS-

ACTIONS+

06/12/97

16:31:01:00

Z O N I N G A C T I O N S (3 O F 3)

CASE Z 132 93 - BZA-CC-PCOMM (BCP) P MEETING DATE 01/13/94

A C T I O N S / C O N D I T I O N S

DEDICATIONS AND IMPROVEMENTS, DRAINAGE PLANS/STUDIES ALONG WITH DRAINAGE EASEMENTS/RIGHTS-OF-WAY AND IMPROVEMENTS, DRAINAGE PLANS/STUDIES ALONG WITH DRAINAGE EASEMENTS/RIGHTS-OF-WAY AND IMPROVEMENTS, OFF-SITE AND ON-SITE ACCESS ROAD ALIGNMENTS AND IMPROVEMENTS, MULTI-USE TRAIL ALIGNMENTS AND IMPROVEMENTS, AND TRAFFIC SIGNAL/MITIGATION FUNDING CONTRIBUTIONS WILL BE FURTHER DETAILED BY THE DEPARTMENT OF PUBLIC WORKS AS DEVELOPMENT PLANS BECOME AVAILABLE.

6. A MASTER TRAFFIC IMPACT ANALYSIS MUST BE SUBMITTED TO AND APPROVED BY THE DEPARTMETN OF PUBLIC WORKS PRIOR TO THE ISSUANCE OF GRADING, BUILDING OR OFF-SITE PERMITS. THE MASTER TRAFFIC IMPACT ANALYSIS SHALL INCLUDE SECTIONS ADDRESSING: PRIMARY AND SECONDARY MEANS OF ACCESS TO THIS SITE; A SAFE ROUTE TO SCHOOL PLAN AND RECOMMENDED IMPROVEMENTS IF ANY; AND A SCHEDULE OF PAYMENTS OF TRAFFIC SIGNAL/MITIGATION CONTRIBUTIONS. COMPLY WITH THE RECOMMENDATIONS OF THE APPROVED MASTER TRAFFIC IMPACT ANALYSIS PRIOR TO OCCUPANCY OF THE SITE. PHASED COMPLIANCE WILL BE ALLOWED IF RECOMMENDED BY THE APPROVED MASTER TRAFFIC IMPACT ANALYSIS. PRIOR TO ANY DEVELOPMENT ACTIVITIES ON THIS SITE, THE MASTER DEVELOPER SHALL AGREE IN WRITING TO BE FINANCIALLY LIABLE FOR ALL RECOMMENDATIONS IN THE APPROVED

UPDATE PRINT ZACT1 ZACT2 BACK ACTIONS- ACTIONS+

06/12/97

16:31:13:00

Z O N I N G A C T I O N S (3 OF 3)

CASE Z 132 93 - BZA-CC-PCOMM (BCP) P MEETING DATE 01/13/94

A C T I O N S / C O N D I T I O N S

MASTER TRAFFIC IMPACT ANALYSIS. NO RECOMMENDATION OF THE APPROVED MASTER TRAFFIC IMPACT ANALYSIS, NOR COMPLIANCE THEREWITH, SHALL BE DEEMED TO MODIFY OR ELIMINATE ANY CONDITION OF APPROVAL IMPOSED BY THE PLANNING COMMISSION OR THE CITY COUNCIL ON THE DEVELOPMENT OF THE SITE.

7. SUBMIT AN APPLICATION TO AMEND THE CITY'S MASTER PLAN OF STREETS AND HIGHWAYS TO MODIFY ALL EXISTING PORTIONS OF THE MASTER PLAN IN CONFLICT WITH THIS PROPOSAL PRIOR TO ANY DEVELOPMENT ACTIVITIES. SUBMIT VACATION APPLICATIONS, WHEN AND IF NECESSARY, TO ELIMINATE ALL EXISTING PUBLIC DEDICATIONS IN CONFLICT WITH THIS PLAN. COORDINATE EFFORTS WITH CLARK COUNTY ON ALL ALIGNMENTS WITH JOINT JURISDICTION CONCERNS.

8. ENTER INTO AN EXTENSION AND OVERSIZING AGREEMENT TO BRING SANITARY SEWER TO THIS SITE AND PROVIDE PUBLIC SEWER EASEMENTS FOR ALL PUBLIC SEWERS NOT LOCATED WITHIN PUBLIC STREET RIGHTS-OF-WAY AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS.

9. THE CITY RESERVES THE RIGHT TO REQUIRE ADDITIONAL PUBLIC STREET DEDICATION ALONG THE NEVADA DEPARTMENT OF TRANSPORTATION FRONTAGE ROAD ON THE SOUTHWEST EDGE OF THIS SITE AND TO REQUIRE FULL-WIDTH URBAN STREET IMPROVEMENTS ON THIS ROADWAY IF SUCH IMPROVEMENTS DO NOT ALREADY EXIST

UPDATE PRINT ZACT1 ZACT2 BACK ACTIONS- ACTIONS+

06/12/97

16:31:22:02

Z O N I N G A C T I O N S (3 O F 3)

CASE Z 132 93 - BZA-CC-PCOMM (BCP) P MEETING DATE 01/13/94

A C T I O N S / C O N D I T I O N S

PRIOR TO OR CONCURRENT WITH DEVELOPMENT OF THIS PART OF THIS MASTER DEVELOPMENT SITE.

10. PROVIDE PAVED, LEGAL ACCESS TO EACH INDIVIDUAL DEVELOPMENT SITE WITHIN THIS MASTER DEVELOPMENT SITE PRIOR TO OCCUPANCY OF ANY UNITS WITHIN EACH INDIVIDUAL DEVELOPMENT SITE AS REQUIRED BY THE DEPARTMENT OF PUBLIC WORKS.

11. SPECIAL REQUIREMENTS RELATED TO DUST CONTROL, CONTRACTOR ACCESS AND ELECTRICAL SERVICE CORRIDORS SHALL BE COORDINATED THROUGH AND REQUIRED, IF NECESSARY, BY THE DEPARTMENT OF PUBLIC WORKS.

12. A MASTER 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 OR THE APPROVAL OF ANY TENTATIVE MAP ON THIS SITE. CONCURRENT WITH POD DEVELOPMENT, SITE SPECIFIC DRAINAGE PLANS/STUDIES WILL BE REQUIRED.

13. ~~HOMEOWNERS ASSOCIATION SHALL BE ESTABLISHED TO MAINTAIN THE OPEN SPACE, RECREATIONAL CORRIDORS AND LANDSCAPING.~~

14. ~~APPROVAL OF DETAILED PLOT PLANS AND BUILDING ELEVATIONS FOR EACH DEVELOPMENT PARCEL SHOWN ON THE MASTER DEVELOPMENT PLAN BY THE PLANNING~~

UPDATE

PRINT

ZACT1

ZACT2

BACK

ACTIONS-

ACTIONS+

06/12/97

16:31:29:89

Z O N I N G A C T I O N S (3 O F 3)

CASE Z 132 93 - BZA-CC-PCOMM (BCP) P MEETING DATE 01/13/94

A C T I O N S / C O N D I T I O N S

COMMISSION AND CITY COUNCIL AT PUBLIC HEARINGS PRIOR TO DEVELOPMENT OF ANY
SPECIFIC SITES.

15. IN CONJUNCTION WITH INITIAL CONSTRUCTION ON PARCELS 1 AND 2, INSTALL
REQUIRED BLOCK WALLS ALONG IRON MOUNTAIN ROAD, EL CAPITAN WAY AND HORSE
AVENUE.

16. PROVIDE TWENTY FEET OF RIGHT-OF-WAY OR EASEMENT FOR A TRAIL SYSTEM
ALONG IRON MOUNTAIN ROAD, EL CAPITAN WAY AND HORSE AVENUE.

17. IF RURAL STREET STANDARDS HAVE BEEN ADOPTED BY THE CITY BY THE START
OF CONSTRUCTION, APPLY THESE STANDARDS TO ALL PROJECT PERIMETER STREETS.
IF NOT APPLICABLE, STREET LIGHTING MAY BE WAIVED FOR THOSE STREETS.

18. RESOLUTION OF INTENT WITH A TWELVE MONTH TIME LIMIT.

19. SATISFACTION OF CITY CODE REQUIREMENTS AND DESIGN STANDARDS OF ALL
CITY DEPARTMENTS.

20. PROVISION OF FIRE HYDRANTS AND WATER FLOW AS REQUIRED BY THE
DEPARTMENT OF FIRE SERVICES.

UPDATE

PRINT

ZACT1

ZACT2

BACK

ACTIONS-

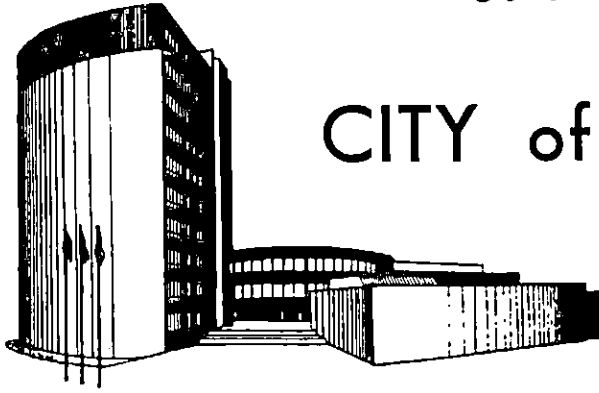
ACTIONS+

Iron Mountain Ranch

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. MCDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

August 20, 1996

Northwest Corridor Limited Partnership
2688 South Rainbow Boulevard, Suite A
Las Vegas, Nevada 89102-5145

RE: Z-132-93(2) - MASTER DEVELOPMENT PLAN FOR IRON MOUNTAIN RANCH

Gentlemen:

The City Council at a regular meeting held August 7, 1996 APPROVED the request to amend the Master Development Plan for Iron Mountain Ranch on property located on the east side of U.S. 95 and south of Iron Mountain Road - R-E (Residence Estates) and C-2 (General Commercial) Zones under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), R-PD6 (Residential Planned Development - 6 Units Per Acre), R-PD12 (Residential Planned Development - 12 Units Per Acre) and C-1 (Limited Commercial) - Size: 308.03 Acres, subject to:

1. All Plot Plan and Building Elevation Review applications with residential uses shall incorporate common recreation facilities or other common facilities into the design of the development in accordance with Section 19.18.080 of the Zoning Ordinance.
2. Where new water mains are extended along streets, where hydrants are not needed for protection of structures, fire hydrants shall be spaced at maximum 1,000 foot spacing to provide for transportation hazards.
3. Submit an application for an Extension and Oversizing Agreement to bring public sanitary sewer to this site prior to or concurrent with the submittal of the first Tentative Map anywhere on this site; such agreement shall be executed prior to or concurrent with the recordation of the first Final Map anywhere on this site as required by the Department of Public Works. Provide public sewer easements for all on-site and off-site public sewers not located within public street rights-of-way prior to the issuance of any off-site permits as required by the Department of Public Works.
4. Upon development of these parcels, requirements for multi-use trail alignments and improvements, traffic signal/mitigation funding contributions will be further detailed by the Department of Public Works as development plans become available.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

Northwest Corridor Limited Partnership

August 20, 1996

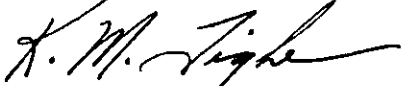
RE: Z-132-93(2) - MASTER DEVELOPMENT PLAN FOR IRON MOUNTAIN RANCH

Page 2.

Iron Mountain Ranch

5. The final layout of the subdivision shall be determined at the time of approval of the Tentative Map.
6. Compliance with all previous applicable conditions of Case No. Z-132-93 and all subsequent site related actions.

Sincerely,



KATHLEEN M. TIGHE
City Clerk

/cmp

cc: Planning & Development Dept.
Dept. of Public Works
Dept. of Fire Services
Land Development Services
Traffic Engineering

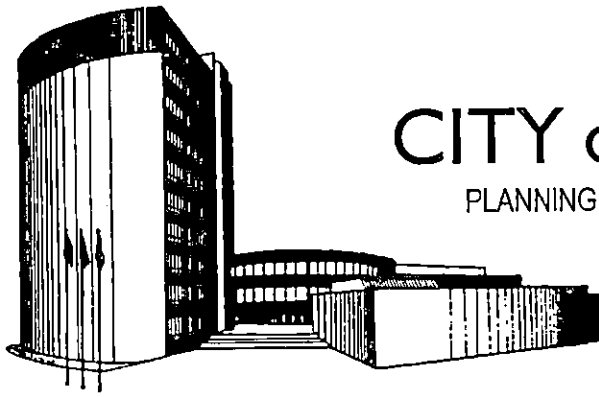
Mr. Rick Magness
VTN Nevada
2525 S. Rainbow Boulevard
Las Vegas, Nevada 89102

Pacific Communities Corp.
980 Broadbent Boulevard
Henderson, Nevada 89014

MAYOR
JAN LAVERTY JONES

COUNCILMEN
ARNIE ADAMSEN
MATTHEW Q. CALLISTER
MICHAEL J. MCDONALD
GARY REESE

CITY MANAGER
LARRY K. BARTON



CITY of LAS VEGAS

PLANNING AND DEVELOPMENT DEPARTMENT

October 1, 1996

Mr. Ken Gragson
Northwest Corridor, Et Al
6917 Emerald Springs Lane
Las Vegas, Nevada 89113

RE: Z-132-93(3) - PLOT PLAN AND BUILDING ELEVATION REVIEW

Dear Mr. Gragson:

Your request for a Plot Plan and Building Elevation Review on property located on the south side of Iron Mountain Road, east of Rancho Drive for a proposed 1,207 lot single family development, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre) and R-PD6 (Residential Planned Development - 6 Units Per Acre), was considered by the Planning Commission on September 26, 1996.

The Planning Commission unanimously voted to recommend APPROVAL of your request, subject to the following:

1. Construct nominal six foot high decorative block walls set back five feet on roads which are 60 feet or less in width and set back a minimum of ten feet on all roads 80 feet or greater in width for landscaping outside the walls as required by the Planning and Development Department.
2. Provide minimum ten foot wide landscape planters outside the walls along the exterior street frontages and install 24 inch box trees a minimum of 30 feet on center with shrubs and ground cover as required by the Planning and Development Department. The use of drought tolerant landscaping is encouraged. Landscaping shall not be required where there are equestrian trails.
3. All setbacks shall conform to those shown on the submitted plot plan.
4. The equestrian trail and other open space shall be identified as common lots on the Tentative and Final Maps for this project.



400 E. STEWART AVENUE • LAS VEGAS, NEVADA 89101-2986
(702) 229-6011 (VOICE) • (702) 386-9108 (TDD)

TO: Mr. Ken Gragson
RE: Z-132-93(3)

October 1, 1996
Page Two

5. Dedicate appropriate right-of-way for all public streets proposed within this development as required by the Department of Public Works. Site-specific dedication requirements shall be imposed with subsequent development actions. Major street dedication requirements will depend on the recommendations of the approved Traffic Impact Analysis and required amendments to the City's Master Plan of Streets and Highways proposed therein.
6. Submit appropriate Vacation Applications to vacate all existing public right-of-ways in conflict with this proposed design prior to submittal of a Final Map on this site as required by the Department of Public Works.
7. Construct half-street improvements including appropriate overpaving (where legally able) on Fort Apache Drive, Brent Lane, Dapple Grey Road, Iron Mountain Road, El Capitan Way, Horse Avenue, Durango Drive, Meiseinheimer Avenue, and Ackerman Avenue adjacent to this site as required by the Department of Public Works. Also, construct all incomplete urban half-street improvements on the northeast half of the NDOT Frontage Road adjacent to this site, and a minimum of one lane of paving adjacent to the southwest edge of the existing paving. Additional urban street improvements may be required along the southwest half of the NDOT's Frontage Road adjacent to this site if recommended by the City Engineer. Required street improvements may be phased to coincide with development of the individual "pod" sites unless otherwise recommended by the approved Traffic Impact Analysis. The City reserves the right to impose requirements for this phased development with subsequent "pod" development actions.
8. Obtain approval of the proposed sanitary sewer route servicing this site [per the required Extension and Oversizing Agreement, Condition No. 3 of Z-132-93(2)] prior to the submittal of any construction plans or the issuance of any sewer permits, whichever may occur first.
9. A Traffic Impact Analysis must be submitted to and approved by the Department of Public Works prior to the issuance of building or off-site permits, or the recordation of a Final Map on this site, whichever occurs first. The Traffic Impact Analysis shall determine traffic signal contribution requirements and shall also include a section addressing Standard Drawings #201.1, #234.1 and #234.2 to determine additional right-of-way requirements adjacent to this site, if any; dedicate all areas recommended by the approved Traffic Impact Analysis. In addition, the Traffic Impact Analysis shall recommend changes to the City's Master Plan of Streets and Highways to correspond with the public street realignments proposed on this site. Comply with the recommendations of the approved Traffic Impact Analysis prior to occupancy of any units on the site; phased compliance will be allowed if recommended by the approved Traffic Impact Analysis. No recommendation of the approved Traffic Impact Analysis, nor compliance therewith, shall be deemed to modify or eliminate any Condition of Approval imposed by the Planning Commission or the City Council on the development of this site.

TO: Mr. Ken Gragson
RE: Z-132-93(3)

October 1, 1996
Page Three

10. Submit appropriate applications to amend the City's Master Plan of Streets and Highways as recommended by the approved Traffic Impact Analysis prior to the submittal of a Final Map on this site as required by the Department of Public Works.
11. Provide two lanes of paved, legal access to each phase of this development along a logical route prior to occupancy of any units within each phase as required by the Department of Public Works. Additional paved access routes may be required if recommended by the Traffic Engineer.
12. 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.
13. A Master 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, whichever may occur first, as required by the Department of Public Works. Subsequent site-specific drainage studies may be required as each "pod" site develops.
14. The final layout of subdivision shall be determined at the time of approval of a Tentative Map.
15. Approval of building elevations by the Planning and Development Department prior to the issuance of permits for the site.
16. Conformance to the plot plan as amended by the above conditions.
17. Landscaping and a permanent underground sprinkler system shall be provided as required by the Planning Commission and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.
18. A landscaping plan must be submitted prior to or at the same time application is made for a building permit or license, or prior to occupancy, whichever occurs first.
19. All mechanical equipment, air conditioners and trash areas shall be screened from view from the abutting streets (excluding single family development).
20. All City Code requirements and design standards of all City departments must be satisfied.
21. Parking and driveway plans must first be approved by the Traffic Engineer.

TO: Mr. Ken Gragson
RE: Z-132-93(3)

October 1, 1996
Page Four

22. 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.
23. Fence heights shall be measured from the side of the fence with the least vertical exposure above the finished grade.

This item will be considered by the **City Council on October 2, 1996** at 2:00 P.M. in the Council Chambers of City Hall, 400 Stewart Avenue, Las Vegas, Nevada. The Council requires that you or your representative be present at this meeting.

Very truly yours,



David Clapsaddle, Senior Planner
Current Planning Division

DC:rlr

cc: Mr. Rick Magness/Ms. Karon Canizaro
VTN Nevada
2727 South Rainbow Boulevard, Suite 101
Las Vegas, Nevada 89102

Mr. Bob Krause
Pacific Communities Development
980 Broadbent Boulevard
Henderson, Nevada 89014

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD: 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & 229-6251
Inspections

Mayor
Jan Lavery Jones

Councilmen
Arnie Adamsen
Matthew Q. Callister
Michael J. McDonald
Gary Reese

City Manager
Larry K. Barton



Spring Mountain Ranch Overall Lots 1-12

May 28, 1997

Mr. Bob Krause
Spring Mountain Ranch, Limited Liability Co.
980 Broadbent Boulevard
Henderson, Nevada 89014

RE: TENTATIVE MAP - SPRING MOUNTAIN RANCH OVERALL LOTS 1-12 - TM-3-97

Dear Mr. Krause:

Your request for a Tentative Map on property located east of U.S. 95 and south of Iron Mountain Road, R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units Per Acre), R-PD6 (Residential Planned Development - 6 Units Per Acre), R-PD12 (Residential Planned Development - 12 Units Per acre) and C-1 (Limited Commercial), was considered by the Planning Commission on May 22, 1997.

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

1. The Final Map for this site ("Spring Mountain Ranch Overall" (FM-35-97)) shall be submitted to the Clark County Recorder simultaneously with Vacation Application VAC-3-97 and the Order of Vacation shall record immediately prior to the "Spring Mountain Ranch Overall" Final Map as required by the Department of Public Works.
2. The associated Master Plan of Streets and Highways Amendment (MSH-1-97) shall have received City Council approval prior to the recordation of a Final Map on this site as required by the Department of Public Works.
3. Required public street right-of-way dedications and public roadway corridor easements (to include easements for roadway, drainage, fire hydrant, traffic signal, streetlighting, walkway and sewer purposes) are as follows:

Fort Apache Road: 30 foot half-street or 60 foot full-street (as appropriate), and an additional 10 foot public roadway corridor easement immediately adjacent to the east right-of-way line for the half-street portion and immediately adjacent to both right-of-way lines for the full-width portion; **Iron Mountain Road:** 30 foot half-street and an additional 10 foot roadway corridor easement adjacent to the south right-of-way line; **Racel Street:** 60 foot full-width and an additional 10 foot roadway corridor easement adjacent to both the north and south right-of-way lines; **Horse Drive:** 30 foot half-street or 60 foot full-width (as appropriate) and an additional 10 foot roadway corridor easement adjacent to the south right-of-way line for the half-street portion and both the north and south right-of-way lines for the full-width portion; **El Capitan Way (north of Racel Street):** 30 foot half-street or 60 foot full-width (as appropriate) and an additional 10 foot roadway corridor easement

TO: Mr. Krause
RE: TM-3-97

May 28, 1997
Page Two

adjacent to the west right-of-way line for the half-street portion and both west and east right-of-way lines for the full-width portion; **El Capitan Way (south of Racel Street):** 40 foot half-street; **Durango Drive:** 50 foot half-street; **Ackerman Avenue:** 30 foot half-street; **Brent Lane:** 25.5 foot half-street or 51 foot full-width (as appropriate); **Southwest corner of Durango Drive and Horse Drive:** a 54 foot right-of-way radius and a 54 foot radius roadway corridor easement (tangent to the roadway corridor easement line on Horse Drive and the right-of-way line on Durango Drive); **Northwest, southwest, and southeast corners of Horse Drive and El Capitan Way:** a 25 foot right-of-way radius and a 25 foot radius roadway corridor easement (tangent to the roadway corridor easement lines on Horse Drive and El Capitan Way); **Northwest corner of El Capitan Way and Racel Street:** a 25 foot right-of-way radius and a 25 foot radius roadway corridor easement (tangent to the roadway corridor easement lines on Racel Street and El Capitan Way); **Southwest corner of El Capitan Way and Racel Street:** a 25 foot right-of-way radius and a 25 foot radius roadway corridor easement (tangent to the roadway corridor easement line on Racel Street and the right-of-way line on El Capitan Way); **Northwest corner of El Capitan Way and Ackerman Avenue:** 25 foot right-of-way radius; **Northwest, northeast, southwest, and southeast corners of Horse Drive and Fort Apache Road:** a 25 foot right-of-way radius and a 25 foot radius roadway corridor easement (tangent to the roadway corridor easement lines on Horse Drive and Fort Apache Road); **Southeast corner of Fort Apache Road and Brent Lane:** a 20 foot right-of-way radius and a 20 foot radius roadway corridor easement (tangent to the roadway corridor easement line on Fort Apache Road and the right-of-way line on Brent Lane); **Northwest corner of El Capitan Way and Brent Lane:** a 20 foot right-of-way radius and a 20 foot radius roadway corridor easement (tangent to the roadway corridor easement line on El Capitan Way and the right-of-way line on Brent Lane); **Southwest corner of Iron Mountain Road and El Capitan Way:** a 25 foot right-of-way radius and a 25 foot radius roadway corridor easement (tangent to the roadway corridor easement lines on El Capitan Way and Iron Mountain Road); **Northeast corner of Ackerman Avenue and NDOT Frontage Road:** 20 foot right-of-way radius; and **Northeast and southeast corners of Horse Drive and the NDOT Frontage Road:** a 25 foot right-of-way radius and a 25 foot radius roadway corridor easement (tangent to the roadway corridor easement line on Horse Drive and the right-of-way line on the NDOT Frontage Road). All right-of-way required above shall be offered for dedication on the associated Final Map (FM-35-97); required roadway corridor easements may be granted with subsequent subdivision Final Maps.

4. Construct, as appropriate, full-width or half-street improvements including appropriate overpaving, if legally able, for all dedicated public streets as required by the Department of Public Works. Also, construct a minimum of two lanes of paving (plus appropriate overpaving) on El Capitan Way and Brent Lane adjacent to the Not-A-Part parcel on the southwest corner of El Capitan Way and Brent Lane. All roadway improvements shall be designed and constructed to the satisfaction of the City Engineer, the Traffic Engineer, and the Planning Engineer. Public street corridors that have both right-of-way and roadway corridor easements shall be constructed to the standards of the ultimate roadway width (e.g. no valley gutters across roadways where right-of-way plus roadway corridor

TO: Mr. Krause
RE: TM-3-97

May 28, 1997
Page Three

easements total 80 feet or more) as required by the Department of Public Works. **No bonds or performance guarantees are necessary prior to the recordation of this map.** Required street improvements may be phased to coincide with development of the individual "pod" sites unless otherwise recommended by the approved Traffic Impact Analysis; appropriate performance guarantees shall be required as each site develops. The City reserves the right to impose requirements for this phased development with subsequent "pod" development actions.

5. Direct vehicular access to Iron Mountain Road, El Capitan Way, Brent Lane, Fort Apache Road, Horse Drive, Racel Street, Durango Drive and Meisenheimer Avenue, between El Capitan Way and Durango Drive, through drainage easements and common area is prohibited.
6. Construct appropriate improvements on the southwest corner of Horse Drive and El Capitan Way to facilitate the intersection of the proposed Multi-Use Trails along the south half of Horse Drive and the west half of El Capitan Way as required by the Department of Public Works. All Multi-Use Trail Improvements\Easements shall be exclusive of the public right-of-way and public roadway corridor easements.
7. A Master Drainage Plan and Technical Drainage Study for the overall Spring Mountain Ranch development shall be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits or the recordation of a Final Map on this site, whichever occurs first. Provide and improve all required drainage corridors in accordance with the approved Drainage Plan/Study. Site-specific Drainage Plans and Technical Drainage Studies shall be submitted to and approved prior to recordation of each phase of development.
8. 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. All deviations from adopted City Standards must receive approval from the City Engineer prior to the recordation of a Final Map or the approval of subdivision related construction plans, whichever may occur first.
9. Construct approximately 660 feet of half-street pavement, curb and gutter on the west side of Fort Apache Road adjacent to the proposed school site concurrent with development of the school site or the construction of the east half of Fort Apache Road, whichever may occur first, as required by the Department of Public Works. Construct appropriate public sewer improvements to connect the proposed school site to the public sewer system. Coordinate all other utilities such that the installation of such is complete prior to the construction of hard surfacing on Fort Apache Road adjacent to the proposed school site. Staff shall be empowered to modify these conditions to accommodate the final location and layout of the proposed school site.

Spring Mountain Ranch Overall Lots 1-12

TO: Mr. Krause
RE: TM-3-97

May 28, 1997
Page Four

10. Site development to comply with all applicable Conditions of Approval for Zoning Reclassification Application Z-132-93, recent Plot Plan and Building Elevation Review Z-132-93(3), all terms of the Spring Mountain Ranch Development Agreement and all other site-related actions.
11. Approval of the Tentative Map shall be for no more than twelve (12) months. If a Final Map is not recorded on all or a portion of the area embraced by the Tentative Map within twelve (12) months of the approval of the Tentative Map, a new Tentative Map must be filed.
12. Street names must be provided in accord with the City's Street Naming Regulations.
13. All development is subject to the conditions of City departments and State Subdivision Statutes.
14. 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.

This action by the Planning Commission is final unless a written appeal is filed with the City Clerk within seven days of the date of this letter or there is a review action filed by the City Council within the same time period.

Very truly yours,



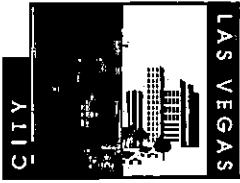
David Clapsaddle, Senior Planner
Current Planning Division

DC:cl

cc: Ms. Terri Pastorelli
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89102

Spring Mountain Ranch Unit 11

PLANNING & DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TDD 702-386-9108
Voice:
Administration 229-6353
Comp Planning 229-6022
Current Planning 229-6301
Permits & Inspections 229-6251

Mayor
Jan Laverty Jones

Councilmen
Arnie Adamsen
Michael J. McDonald
Gary Reese
Larry Brown

City Manager
Larry K. Barton



July 29, 1997

Mr. Robert Krause
Spring Mountain Ranch, Limited Liability Company
980 Broadbent Boulevard
Henderson, Nevada 89014

RE: FINAL MAP - SPRING MOUNTAIN RANCH - UNIT 11 - FM-90-97

Dear Mr. Krause:

Your request for a Final Map on property located on the northwest corner of El Capitan Way and Racel Street, R-E (Residence Estates) Zone under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units Per Acre), Ward 4 (Brown), was considered by the Planning Commission on July 24, 1997.

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

1. The Final Map for Spring Mountain Ranch Overall must be recorded prior to the recordation of this Final Map.
2. This Final Map, as required by the approved Spring Mountain Ranch Overall Lots 1 through 12 Tentative Map (TM-3-97), shall grant the 10 foot wide roadway corridor easement adjacent to the north right-of-way line of Racel Street, the 10 foot wide roadway corridor easement adjacent to the west right-of-way line of El Capitan Way, a 25 foot radius roadway corridor easement (tangent to the roadway corridor easement line on Racel Street and the roadway corridor easement line on El Capitan Way), and a 20 foot radius roadway corridor easement (tangent to the roadway corridor easement line on Racel Street and the right-of-way line on Forest Fire Street) as required by the Department of Public Works.
3. This Final Map cannot be recorded until off-project sewer improvement plans are approved by the City of Las Vegas and appropriate performance guarantees have been posted as required by the Department of Public Works.
4. Contribute \$6,000 per the Master Traffic Study Addendum I for Spring Mountain Ranch and Pine Meadows prior to the issuance of building or off-site permits or the recordation of this Final Map as required by the Department of Public Works. Install all appurtenant underground facilities, if any, adjacent to this site needed for future traffic signal systems concurrent with development of this site. The City reserves the right to utilize the contributed traffic mitigation moneys for the construction or installation of traffic mitigation improvements at any intersection within this general vicinity which is impacted by this development.

Spring Mountain Ranch Unit 11

Mr. Krause
July 29, 1997
FM-90-97 - Page Two

5. All intersections shall show "Sight Visibility Restriction Easements" (S.V.R.E.'s) to be privately maintained with no landscaping or sight restricting improvements (such as walls or fences) taller than 30 inches within the easement area as required by the Department of Public Works. S.V.R.E.'s are also required for the ultimate roadway corridor width (i.e. adjacent to the roadway corridor easements) at all intersections.
6. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate sight visibility restriction easements, if applicable, are also required to be shown on this Final Map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.
7. Final Maps shall be in conformance with the approved Tentative Map.

This action by the Planning Commission on July 24, 1997 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.

Very truly yours,



David Clapsaddle, Senior Planner
Current Planning Division

DC:cl

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VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89102

9145 HORSE DR CONT UTILITY Box