

MAYOR RON LURIE

COUNCILMEN
BOB NOLEN
STEVE MILLER
ARNIE ADAMSEN
SCOTT HIGGINS



CITY of LAS VEGAS

December 18, 1990

Century Pacific Development Co.
2801 S. Valley View, #1A
Las Vegas, Nevada 89102

RE: Z-42-85 - PLOT PLAN REVIEW

Gentlemen:

Your request for a Plot Plan Review regarding proposed custom home lots on property located on the northeast corner of Lake South Drive and Crystal Water Way, N-U Zone (under Resolution of Intent to R-PD12), was considered by the Planning Commission on December 13, 1990.

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

1. File an application to rezone the property to R-PD1 prior to the issuance of the first building permit for the homes.
2. The Reversionary Map for Emerald Bay Lakeside Villas must be recorded prior to the recordation of a Parcel Map to create the four lots.
3. The setbacks shall be a minimum of 20 feet in the front yard, 20 feet in the rear yard and 10 feet on each side.
4. Construct all incomplete half-street improvements on Lake South Drive and on Crystal Water Way as required by the Department of Public Works.
5. Provide public sewer easements for all public sewer not constructed within public rights-of-way as required by the Department of Public Works.
6. Conformance to the plot plan.
7. Satisfaction of City Code requirements and design standards of all City departments.

- Continued -



EMERALD BAY LAKESIDE VILLAS

ADDRESSES
MAY 11. 1989

Q-8-5,-7

LOT	1	8780	LAKE SOUTH DRIVE	E/W PUBLIC STREET
	2	8778		
	3	8776		
	4	8774		
	5	8772		
	6	8770		
	7	8768		
	8	8766		
	9	8764		
	10	8762		
	11	8760		
	12	8758		
	13	8756		
	14	8754		
	15	8752		
	16	8750		
	17	8748		
	18	8746		
	19	8744		
	20	8742		
	21	8740		
	22	8738		
	23	8736		
	24	8734		
	25	8732		
	26	8730		
	27	8728		
	28	8726		
	29	8724		
	30	8722		
	31	8720		
	32	8718		
	33	8716		
	34	8714		
	35	8712		
	36	8710		
	37	8708		
	38	8706		
	39	8704		
	40	8702		
LOT	41	8782	LAKE SOUTH DRIVE	E/W PUBLIC STREET
	42	8784		
	43	8786		
	44	8788		
	45	8792		
	46	8794		
	47	8796		
	48	8798		

COMMON AREAS:

LOT J 8790 LAKE SOUTH DRIVE E/W PUBLIC STREET

LOTS A to H, and K and L;
8700 LAKE SOUTH DRIVE E/W PUBLIC STREET

STREET WITH NO ADDRESSES:

CRYSTAL WATER WAY N/S PUBLIC STREET

LES COMEAU,
PLANNER

LC/dr