

<b>FIELD NAME</b>	<b>SEARCH VALUE</b>
CASE NO:	TM-07-023
DOC TYPE:	AL
PROJECT NAME:	Hittes
STREET #:	4
STREET NAME:	Hardy / Falcon Ridge
PARCEL #:	
COUNCIL DATE:	12/11/07
PUD:	Highland Vista
REVISED NAME:	

December 13, 2007

RFMS Inc.  
115 E South Street  
Galesburg IL 61401

Dear Applicant:

Your **Tentative Map Case No. TM-07-023 (Hitters) containing 157 single-family lots on 29.40 acres (5.34 units per acre), located north of Hardy Way and east of Falcon Ridge Parkway within the Highland Vistas PUD** was **approved** at the Mesquite City Council Meeting held on December 11, 2007 subject to the following provisions:

1. Standard Conditions as applicable.
2. Meet all applicable Building, Zoning, Public Works, Sanitation, Engineering and Fire Codes.
3. All slopes to be stabilized and landscaped.
4. All slopes to have a landscaping plan with the construction drawings. Plans to be designed by a design professional.
5. All required retaining walls to be shown on construction drawings. Retaining walls and landscaping to be bonded with the off site improvements.
6. All graded property shall have a dust palliative applied to the soil and maintained.
7. A dust fence is required around all graded parcels. Dust fences shall be maintained by the property owner.
8. All conditions as may be applicable through the Highland Vistas PUD.
9. The tentative map seems inordinately large to be completed in one phase and if the project is in multiple phases it may be necessary to construct temporary turn arounds as well as looped water service and fire protection.
10. Also, per city standards any project with over 25 units will require a secondary access. This needs to be considered in the phasing of the project.
11. As part of the 1996/1999 Mesquite Land Act, this project must meet all requirements of the approved Environmental Development Plan and any other conditions of sale.
12. Obtain all necessary permits prior to ground disturbance or grading (i.e., Clark County Dust Control permit for sites over 0.25 acres, and

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- Stormwater Discharge permit for construction sites over 1 acre in area, as applicable).
13. Utilize Best Management Practices (BMPs) in grading and construction (i.e., stormwater and erosion control, and pollution prevention measures).
  14. All Tentative and Final map shall conform to the City's Street Naming and Addressing Policy.
  15. Comply with requirements of the Highland Vistas Development Agreement and Design Standards Handbook.
  16. Landscaping plans to be submitted with Improvement Plans. Landscape plans must be reviewed and approved prior to issuance of a building permit.
  17. Landscape Plan for common area must be submitted and approved, prior to signing of Final Map.
  18. All services will be provided by a 90-gallon container automated system.
  19. All temporary turnarounds are required to provide an all-weather base for solid waste trucks to turn around. The temporary turnaround to be maintained by the property owner.

Please feel free to contact me at (702) 346-2835 or [clorbeer@mesquitenv.gov](mailto:clorbeer@mesquitenv.gov) with any questions.

Sincerely,



Catherine Lorbeer, AICP  
Planning and Redevelopment Director

CL: cp

cc: Lance Henrie, Bulloch Brothers Engineering

Enclosure: Standard Conditions