

# PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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065663

January 26, 2007

Mr. Eric Horn  
PMD Associates  
PO Box 50585  
Henderson, Nevada 89016

**RE: TMP-18425 - TENTATIVE MAP - TWIN LAKES BUSINESS PARK**

Dear Mr. Horn:

Your request for a Tentative Map FOR A SUBDIVISION CONSISTING OF SIX RESIDENTIAL LOTS AND ONE COMMERCIAL LOT on 7.21 acres at the southeast corner of Simmons Street and Holly Avenue (APN 139-20-801-006), M (Industrial) Zone, Ward 5 (Weekly), was considered by the Planning Commission on January 25, 2007.

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. All development shall conform to the Conditions of Approval for the Rezonings (Z-0049-96 and Z-0103-97) and the Extension of Time [Z-0049-96(1)].
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

**Public Works**

5. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Steve Wolfson  
Lois Tarkanian  
Steven D. Ross

City Manager  
Douglas A. Selby

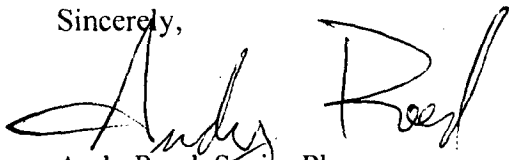


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6. Sewer service for the commercial subdivision portion of this Mixed-Use project shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
  - I. On-site sewers, 8-inches in diameter or larger, are public sewers within 20-foot wide dedicated public sewer easements.
  - II. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
  - III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. An update to the previously approved Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any grading or building permits, submittal of any construction drawings or the submittal of a Final Map for this site, whichever may occur first. Provide and improve all drainageways as recommended in the approved drainage plan/study update.
8. Site development to comply with all applicable conditions of approval for Z-49-96, Z-103-97 and all other applicable site-related actions.
9. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Final Map for this site. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

This action by the Planning Commission on **January 25, 2007** 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. The Notice of Final Action was filed with the Las Vegas City Clerk on **January 26, 2007**.

Sincerely,



Andy Reed, Senior Planner  
Planning and Development Department  
Current Planning Division

AR:clb

cc: Ms. Donna Thornton  
Integrity Engineering  
5230 West Patrick Lane, Suite #140  
Las Vegas, Nevada 89118