

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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063000

July 28, 2006

Mr. Bill Hicks
NMG Capital Partners I, LLC
2970 West Sahara Avenue, Suite #100
Las Vegas, Nevada 89102

RE: TMP-14185 - TENTATIVE MAP - WHITE BAR CROSSING

Dear Mr. Hicks:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.05 acres at the northwest corner of Tee Pee Lane and Oso Blanca Road (APN 125-07-701-002), C-1 (Limited Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on July 27, 2006.

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 Site Development Plan Reviews SDR-7291 and SDR-12087.
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. Landscape and maintain all unimproved rights-of-way, if any, on Tee Pee Lane and Oso Blanca Road adjacent to 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

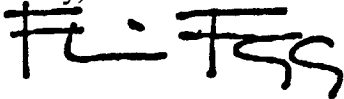


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6. Submit an Encroachment Agreement for all landscaping, if any, located in the Tee Pee Lane public right-of-way adjacent to this site prior to occupancy of this site.
7. Obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements in the Oso Blanca public right-of-way adjacent to this site prior to the issuance of any permits.
8. All private improvements and landscaping installed with this project 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.
9. All notes discussed within Las Vegas Municipal Code Title 18 Subdivision Ordinance Section 18.10.230, subsections (A), (B), and (C) regarding driveway access, on-site sewer system and inter-site common drainage rights are required and shall appear on the recorded Final Map.
10. Site development to comply with all applicable conditions of approval for ZON-7290, SDR-7291, SDR-12087 and all other applicable site-related actions.

This action by the Planning Commission on **July 27, 2006** 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 **July 28, 2006**.

Sincerely,



Flinn Fagg, AICP, Manager
Planning and Development Department
Current Planning Division

FF:clb

cc: Ms. Kris Munn
EN Engineering, Inc.
245 East Warm Springs Road, Suite #100
Las Vegas, Nevada 89119