

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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062603

July 14, 2006

Mr. Angelo Cassaro
Ranch House Road, LLC
4327 West Sunset Road
Las Vegas, Nevada 89118

RE: TMP-13798 - TENTATIVE MAP

Dear Mr. Cassaro:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.46 acres at 6000 Sky Pointe Drive (APN 125-27-201-021), C-2 (General Commercial) Zone, Ward 6 (Ross), was considered by the Planning Commission on July 13, 2006.

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

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. Prior to recordation of a Final Map, a Rezoning application (ZON-14680) must be approved by City Council to address zoning non-conformance.
3. All development shall conform to the Conditions of Approval for Site Development Plan Review [U-0068-95(5)] and the Special Use Permit [U-0068-94(4)].
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site. Construction within Sky Pointe Drive, if any, must receive approval from the Nevada Department of Transportation.

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



Mr. Cassaro
TMP-13798
July 14, 2006

7. Grant a 20-foot wide public sewer easement over the existing public sewer from Hillside Bloom Court.
8. Meet with the Flood Control Section of the Department of Public Works to determine if a drainage study is required for this site prior to submittal of a Final Map for this site, submittal of construction plans or the issuance of any building or grading permits, whichever may occur first. Comply with the recommendations of the Flood Control Section. Drainage easements may be required to be granted with this Tentative Map.
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 Special Use Permit U-68-95 and all other applicable site-related actions.

This action by the Planning Commission on *July 13, 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 14, 2006*.

Sincerely,



Douglas J. Rankin, Planning Supervisor
Planning and Development Department
Current Planning Division

DJR:dm