

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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060257

February 24, 2006

Mr. Tony Arnest
Atherton-Newport Fund 125, LLC
4 Park Plaza, Suite #1050
Irvine, California 92614

RE: TMP-11218 - ANGEL PARK CONDOMINIUMS - TENTATIVE MAP

Dear Mr. Arnest:

Your request for a Tentative Map FOR A 248-UNIT CONDOMINIUM DEVELOPMENT on 16.03 acres at 8440 Westcliff Drive (APNs 138-28-401-001, 002, and 005), R-PD 16 (Residential Planned Development - 16 Units Per Acre) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on February 23, 2006.

The Planning Commission voted to recommend **APPROVAL** of 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, a new Tentative Map must be filed.
2. Site development to comply with all applicable conditions of approval for Zoning Reclassification Z-48-88, Site Development Plan Review SDR-9675 and all other subsequent site-related actions.
3. Prior to the approval of a Final Map by the Planning and Development Department, compliance with the following conditions must be demonstrated:
 - a. The graffiti that is on the fascia of the parking cover and in other locations throughout the site must be removed.
 - b. All handicapped parking spaces must be improved to meet current code requirements.
 - c. All mechanical equipment, air conditioners and trash areas shall be fully screened in views from the abutting streets. All damaged trash enclosures shall be repaired, re-stuccoed and include a decorative gate, subject to review and approval by the Planning and Development Department.

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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4. Prior to the approval of a Final Map by the Planning and Development Department, a revised landscape plan stamped and signed by Registered Landscape Architect shall be submitted to depict 18 additional 24-inch box trees planted 30 feet on-center around the perimeter of the site.
5. Street names must be provided in accordance with the City's Street Naming Regulations.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

This action by the Planning Commission on February 23, 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 February 24, 2006.

Sincerely,



Gary Leobold, Planning Supervisor
Planning and Development Department
Current Planning Division

GL:clb

cc: Ms. Susan Johnston
Stanley Consultants, Inc.
5820 South Eastern Avenue, Suite #200
Las Vegas, Nevada 89119