

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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058815

December 16, 2005

Ms. Jordie Primack
B&B Asset Management, LLC
1000 North Green Valley Parkway, Suite #440 335
Henderson, Nevada 89074

RE: *TMP-10081 - HARRIS VILLAGE (A CONDOMINIUM DEVELOPMENT) - TENTATIVE MAP*

Dear Ms. Primack:

Your request for a Tentative Map FOR A 60-UNIT CONDOMINIUM DEVELOPMENT AND A WAIVER OF TITLE 18.12.100 TO ALLOW 28 FOOT WIDE PRIVATE STREETS WHERE 39 FOOT WIDE STREETS WITH ROLLED CURBS IS THE MINIMUM REQUIRED on 4.07 acres at the northwest corner of Lamb Boulevard and Harris Avenue (APN 140-30-701-009 and 010), C-1 (Limited Commercial) Zone under Resolution of Intent to R-3 (Medium Density Residential) Zone, Ward 3 (Reese), was considered by the Planning Commission on December 15, 2005.

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, a new Tentative Map must be filed.
2. All development shall conform to the Conditions of Approval for Rezoning (ZON-6192) and Site Development Plan Review (SDR-6193).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. Prior to the sale of any lots or units, the developer is required to adopt on behalf of the common interest community association and all members thereof, and record as a covenant on all applicable parcels, a plan for the maintenance of all infrastructure improvements. The plan is to include a listing of all infrastructure improvements, along with assignment of maintenance responsibility to the common interest community, an individual property owner, or the City of Las Vegas, along with the proposed level of maintenance for privately maintained components. The agreement must include a certification by the licensed

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