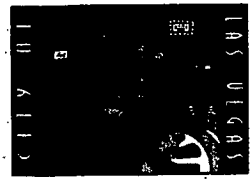


PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

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www.lasvegasnevada.gov



055839

September 23, 2005

Mr. Chad Dymon
Leech West, LLC
777 North Rainbow Boulevard, Suite #250
Las Vegas, Nevada 89107

RE: TMP-8628 - TROPICAL & JONES - TENTATIVE MAP

Dear Mr. Dymon:

Your request for a Tentative Map FOR A 50-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 14.29 acres adjacent to the west of Jones Boulevard, between Tropical Parkway and El Campo Grande Avenue (APN 125-26-707-002, 005, 125-26-704-001, 002, and 003), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation)], U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation)] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 units per acre), R-E (Residence Estates) Zone under a Resolution of Intent to R-PD2 (Residential Planned Development - 2 units per acre) Zone [PROPOSED: R-PD3 (Residential Planned Development - 3 units per acre) Zone], Ward 6 (Ross), was considered by the Planning Commission on September 22, 2005.

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

Planning and Development

1. Approval of the Tentative Map, date stamped 09/21/05, 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-6928), Variance (VAR-6930), Waiver (WVR-6931), and Site Development Plan Review (SDR-6929).
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

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



5. 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. Surety shall be provided for this condition through the off-site improvement bond; any part of which shall not be released until this condition as been satisfied, as reviewed and approved by the Field Operations Department. 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 professional engineer of record that all infrastructure components are addressed in the maintenance plan. The plan must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. The adoption process must include recordation of the plan against all parcels concurrent with the recordation of the Covenants, Conditions and Restrictions for the subdivision.
6. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

7. The Final Map for this site shall be labeled as a "Merger and Resubdivision".
8. If not already constructed, extend public sewer to the west edge of this site at a size, depth, and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
9. Landscape and maintain all unimproved rights-of-way, if any, adjacent to this site.
10. Submit an Encroachment Agreement for all landscaping and private improvements, if any, located in the public right-of-way adjacent to this site prior to occupancy of this site.
11. Site development to comply with all applicable conditions of approval for ZON-6928, SDR-6929 and all other applicable site-related actions.

Mr. Chad Dymon
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September 23, 2005

12. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and drainage improvements, shall be resolved prior to approval of the construction plans by the City. No deviations from adopted City Standards shall be allowed unless specific written approval for such is received from the City Engineer prior to the recordation of a Final Map or the approval of subdivision-related construction plans, whichever may occur first. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.
13. A Petition of Vacation, such as VAC-8986, to vacate Corbett Street shall record prior to the recordation of a Final Map for this site abutting or overlying Corbett Street. If this Petition of Vacation is not approved by the City Council, this Tentative Map shall be rendered as "null and void" and a revised Tentative Map shall be submitted to Planning and Development reflecting appropriate right-of-way dedications.

This action by the Planning Commission on September 22, 2005 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 *September 23, 2005*.

Sincerely,



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

GL:clb

cc: Ms. Renaye Mendoza
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89103

Ms. Shaelyn Sandoval
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89103