



049628

# CORRECTED



Development  
Services Center

731 S. Fourth Street  
Las Vegas, NV 89101

TTY 702-386-9108

Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)

September 24, 2004

Mr. Gary Licker  
2660 Magic Moon Lane  
Las Vegas, Nevada 89146

**RE: TMP-4997 - TENTATIVE MAP - VILLAS AT CLIFF SHADOWS**

Dear Mr. Licker:

Your request for a Tentative Map FOR A 55 LOT SINGLE FAMILY SUBDIVISION on 10.26 acres adjacent to the southeast corner of Alexander Road and Cliff Shadows Parkway (APN 137-12-101-003 and 009), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to PD (Planned Development), Ward 4 (Brown), was considered by the Planning Commission on September 23, 2004.

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 Site Development Plan Review [SDR-4636] and the Lone Mountain West Development Standards.
3. Street names must be provided in accord with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese  
(Mayor Pro Tem)  
Larry Brown  
Lawrence Weekly  
Michael Mack  
Janet Moncrief  
Steve Wolfson

City Manager  
Douglas A. Selby



5. Meet with the Fire Protection Engineering Section of the Department of Fire Services prior to submittal of a Tentative Map for this site. The Design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services.

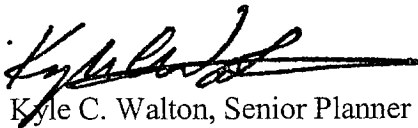
**Public Works**

6. The radius corners at the intersection of Cliff Shadows Parkway and Granite Ridge Drive shall be 25 feet, unless otherwise allowed by the City Engineer.
7. Grant a Traffic Signal Chord Easement at the southeast corner of Alexander Road and Cliff Shadows Parkway and a School Flasher Easement on the south side of Alexander Road at a location acceptable to the City Traffic Engineer prior to the issuance of any permits.
8. Public drainage easements must be common lots or within private streets or private drives that are to be privately maintained by a homeowner's association or maintenance association for all public drainage not located within existing public street right-of-way.
9. Private streets and private drives must be public utility easements (P.U.E.), City of Las Vegas sewer easements and public drainage easements to be privately maintained by the Homeowner's Association.
10. Site development to comply with all applicable conditions of approval for SDR-4636 and all other applicable site-related actions.
11. 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.

Mr. Gary Licker  
TMP-4997 - Page Three - CORRECTED  
September 24, 2004

This action by the Planning Commission on **September 23, 2004** 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 24, 2004*.

Sincerely,



Kyle C. Walton, Senior Planner  
Planning and Development Department  
Current Planning Division

KCW:clb

cc: Focus Commercial Group  
3320 North Buffalo Drive, Suite #204  
Las Vegas, Nevada 89129

Ms. Temple Mullen  
KB Home  
750 Pilot Road, Suite F  
Las Vegas, Nevada 89119

Ms. Lindy Hosier  
Carter & Burgess, Inc.  
6655 Bermuda Road  
Las Vegas, Nevada 89119