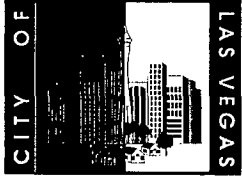




049294

September 10, 2004



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

Mr. Fred Wald  
Fort Apache Commons Park, Limited Liability Company  
851 South Rampart Boulevard, Suite #220  
Las Vegas, Nevada 89145

**RE: TMP-4913 - FORT APACHE COMMONS - TENTATIVE MAP**

Dear Mr. Wald:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.70 acres adjacent to the west side of Fort Apache Road, approximately 530 feet south of Charleston Boulevard (APN 163-05-110-005), C-1 (Limited Commercial) Zone, Ward 2 (Wolfson), was considered by the Planning Commission on September 9, 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 included in the Tentative Map within two (2) years of the approval of the Tentative Map, a new Tentative Map must be filed.
2. The development shall conform to the Conditions of Approval for the Rezoning (Z-0139-88) and Site Development Plan Review (SDR-1318) applications.
3. 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.
4. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map reflecting the Conditions of Approval in this report shall be approved by staffs of the Planning and Development Department and Public Works Department. Drawings of a proposed perimeter wall that shows compliance with the development standards shall be included.
5. The development shall comply with all City Codes 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



**Public Works**

6. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
  - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
  - IV. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
  - V. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. Add a note to the Final Map stating, "All subdivided parcels comprising this commercial subdivision shall provide perpetual inter-site common drainage rights across all existing and future parcel limits."
8. Add a note to the Final Map stating, "All subdivided parcels comprising this commercial subdivision shall have perpetual unobstructed access to driveways servicing the overall subdivision site."
9. Site development to comply with all applicable conditions of approval for Z-139-88, SDR-1318 and all other applicable site-related actions.
10. 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.

**Clark County Health District**

11. Written verification from the Division of Environmental Protection of the State Department of Conservation and Natural Resources that the map or plan has been approved with regard to water pollution and sewage disposal in accordance with the Nevada Water Pollution Control Law.

Mr. Fred Wald  
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12. A letter from the appropriate sewer agency stating that service from the existing system of community sewerage will be extended to the subdivision and the community facility for treatment will not be caused to exceed its capacity and the discharge permit requirements by this added service or that the facility will be expanded to provide for the added service.
13. A letter from the appropriate water utility stating that it will supply water for domestic and fire protection purposes, that the system has the necessary facilities to treat water to meet the standards of the Water Supply Regulations Part 1, and that the capacity is available to meet the demands upon the system.
14. Improvement plans must be submitted to this office for review and approval before the final map can be signed. Include "Finished Floor" elevations and "Sanitary Sewer Manhole" rim elevations on all UTILITY PLANS to expedite review of the required sewer "BACK WATER VALVES" on your improvement plans.

This action by the Planning Commission on September 9, 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.

Sincerely,



Gary M. Leobold, Senior Planner  
Planning and Development Department  
Current Planning Division

GML:clc

cc: Mr. Clyde Spitze  
AMEC  
4670 South Fort Apache Road, Suite #180  
Las Vegas, Nevada 89147