



048846

August 13, 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

Michael and Michelle Barney, et al  
2905 Painted Lilly Drive  
Las Vegas, Nevada 89135

**RE: TENTATIVE MAP - WHITNEY HEIGHTS - TMP-4757**

Dear Applicant:

Your request for a Tentative Map FOR A 205-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 15.19 acres north of Dorrell Lane, approximately 300 feet west of Durango Drive (APN 125-20-101-007, 015 & 016), T-C (Town Center) Zone [UC-TC (Urban Center Mixed Use-Town Center) Land Use Designation], Ward 6 (Mack), was considered by the Planning Commission on August 12, 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. The development shall conform to the Conditions of Approval for Rezoning (ZON-4084) and Site Development Plan Review [SDR-4088] and the Town Center Plan Development Standards.
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map depicting these conditions of approval shall be approved by the Planning and Development Department and Public Works Department staff. In particular, the Map shall be revised to illustrate private drives as 24 feet wide.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. 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



6. 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.
7. The Tentative Map shall be revised to show exterior dimensions, existing street names and a note stating no public reservations or dedications are made.

**Public Works**

8. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.
9. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-4084, Site Development Plan Review SDR-4088 and all other subsequent 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 public 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.

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This action by the Planning Commission on August 12, 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. Manny Pattni  
Richmond American Homes  
7250 West Peak Drive, Suite #212  
Las Vegas, Nevada 89128

Mr. Russell Skuse  
RS Consulting, Inc.  
7525 Hickam Avenue  
Las Vegas, Nevada 89129