



048633

July 23, 2004

Mr. Jack Super
3420 Calle Del Torre
Las Vegas, Nevada 89102

RE: TMP-4627 - LONE MOUNTAIN/ TORREY PINES

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

LARRY BROWN
LAWRENCE WEEKLY
MICHAEL MACK
JANET MONCRIEF
STEVE WOLFSON

DOUGLAS A. SELBY
CITY MANAGER

Dear Mr. Super:

Your request for a Tentative Map FOR A 125 LOT SINGLE FAMILY SUBDIVISION on 10.95 acres adjacent to the southwest corner of Lone Mountain Road and Torrey Pines Drive (APN: 138-02-102-002 and a portion of 138-02-102-012), O (Office), R-E (Residence Estates) and C-2 (General Commercial) Zones [PROPOSED: R-PD11 (Residential Planned Development - 11 Units Per Acre)], Ward 6 (Mack), was considered by the Planning Commission on July 22, 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 Site Development Plan Review (SDR-4204) approved July 21, 2004.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

5. Since this site does not incorporate all of Assessor's Parcel Number 138-02-102-012, coordinate with the City Surveyor to determine how this site shall be separated from the remainder of the parcel and what mapping mechanism is required; such mapping shall record prior to the recordation of a Final Map for this site or the issuance of any permits, whichever may occur first.
6. Site development to comply with all applicable conditions of approval for ZON-4202, SDR-4204, and all other applicable site-related actions.

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LAS VEGAS, NEVADA 89101

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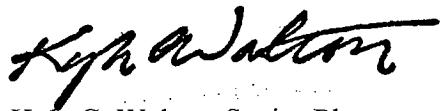


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7. The approval of all Public Works related improvements shown on this Tentative Map is in concept only. Specific design and construction details relating to size, type and/or alignment of improvements, including but not limited to street, sewer and 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.

This action by the Planning Commission on **July 22, 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 *July 23, 2004*.

Sincerely,



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

KCW:clb

cc: Mr. Steve Aizenberg
Royal Construction
4511 West Cheyenne Avenue, Suite #105
North Las Vegas, Nevada 89032

Mr. Bob Gronauer
KKBR
3800 Howard Hughes Parkway, 7th Floor
Las Vegas, Nevada 89109