

PLANNING &  
DEVELOPMENT



Development  
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041971

February 27, 2004

Mr. Tim Calhoun  
Los Nevados Partners  
P. O. Box 335430  
North Las Vegas, Nevada 89033

**RE: TMP-3677 - EL PARQUE PROFESSIONAL PARK (A COMMERCIAL  
SUBDIVISION) - TENTATIVE MAP**

Dear Mr. Calhoun:

Your request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 2.38 acres at 6950 O'Bannon Drive (APN: 163-03-704-005), R-E (Residence Estates) under Resolution of Intent to O (Office) Zone, Ward 1 (Moncrief), was considered by the Planning Commission on February 26, 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 Rezoning (Z-0111-97).
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. 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.

Mayor  
Oscar B. Goodman

City Council  
Gary Reese

(Mayor Pro-Tem)

Larry Brown

Lynette Boggs McDonald

Lawrence Weekly

Michael Mack

Janet Moncrief

City Manager  
Douglas A. Selby



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- II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
- III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
- 6. All appropriate Notes per section Title 18.10.230 shall appear on the recorded Final Map.
- 7. Site development to comply with all applicable conditions of approval for Z-0111-97 and all other subsequent site-related actions.
- 8. 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 **February 26, 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 *February 27, 2004*.

Sincerely,



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

KCW:clb

cc: A.J. Mangiarelli  
Azimuth Engineering  
16 West Pacific Avenue, Suite #11  
Henderson, Nevada 89015