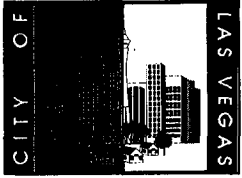


PLANNING &
DEVELOPMENT



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



041797

February 20, 2004

RECEIVED
CITY CLERK

CORRECTED LETTER
2004 FEB 20 P 2:35

Southwest Homes, Limited Liability Company
245 East Warm Springs Road, Suite #108
Las Vegas, Nevada 89119

RE: ABEYANCE - TENTATIVE MAP - CENTENNIAL PARK II - TMP-3133

Dear Applicant:

Your request for a Tentative Map FOR A 101-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the northwest corner of Elkhorn Road and Campbell Road (APN: 125-17-401-004), T-C (Town Center) Zone [M-TC (Medium Density Residential - Town Center) Land Use Designation], Ward 6 (Mack), was considered by the Planning Commission on February 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. All development shall conform to the Conditions of Approval for Site Development Plan Review (SDR-2663), a Waiver (WVR-3222) of the Town Center Development Standards allowing a 46-foot right-of-way for Solar Avenue where a 80-foot right-of-way is required, and all applicable Town Center Plan Development Standards.
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.
5. 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.

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



Public Works

6. As per WVR-3222 Solar Avenue shall be constructed to a total width of 46 feet, to include a five-foot wide sidewalk on the north side, a four-foot sidewalk on the south side, L-curb and gutter on both sides of the street and an "elbow" corner at the intersection of Solar Avenue and Dapple Gray Road. Appropriate public street dedication and/or easement rights for the full 46-foot width shall be provided prior to approval of any construction drawings for the abutting sites. The applicant shall be responsible for the full width of all construction required on Solar Avenue concurrent with development of the site.
7. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Landscape and maintain all unimproved rights-of-way adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to occupancy of this site.
10. Site development to comply with all applicable conditions of approval for SDR-2663 and all other subsequent 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 *for Planning Commission approval* showing elimination of such deviations.

Southwest Homes, Limited Liability Company
TMP-3133 - Page Three
February 20, 2004

This action by the Planning Commission on February 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: Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130