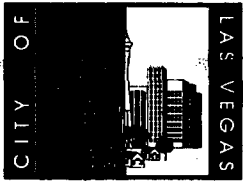


PLANNING &
DEVELOPMENT



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



041228

January 23, 2004

Desert Mobile Home Park
238 Greenbriar Townhouse Way
Las Vegas, Nevada 89121

**RE: ABEYANCE - TMP-3341 - EAST VAN BUREN SINGLE FAMILY -
TENTATIVE MAP**

Dear Applicant:

Your request for a Tentative Map FOR AN 18 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 2.46 acres at 4441 East Van Buren Avenue (APN: 140-29-101-002 and 005), R-MHP (Residential Mobile Home Park) Zone under Resolution of Intent to R-CL (Single Family Compact-Lot) [PROPOSED: R-CL (Single-Family Compact-Lot)], Ward 3 (Reese), was considered by the Planning Commission on January 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 Conditions of Approval for Rezoning case (ZON-3138) and all other site related activity.
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 all required setbacks shall be approved by the Planning and Development Department and Public Works Department staff.
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All perimeter walls, including a combination of retaining and screen walls, shall not exceed eight feet in height, measured from the base of the retaining wall, without appropriate setbacks.
6. 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
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



Desert Mobile Home Park
TMP-3341 - Page Two
January 23, 2004

Public Works

7. PMP-2385 must record prior to the recordation of a Final Map.
8. Site development to comply with all applicable conditions of approval for PMP-2385, ZON-3138 and all other site-related actions.
9. 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.

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

Sincerely,



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

KCW:clb

cc: Mr. Ed Webb
Citation Homes
1840 Claudine Drive
Las Vegas, Nevada 89156

Mr. Robert Cunningham
Taney Engineering
4445 South Jones Boulevard
Las Vegas, Nevada 89156