

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



041014

January 9, 2004

Mr. Darryl Goodman  
Westbay, Limited Liability Company  
901 Rancho Lane, Suite #200  
Las Vegas, Nevada 89106

**RE: TENTATIVE MAP - WESTBAY OFFICE COMPLEX - TMP-3399**

Dear Mr. Goodman:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 6.58 acres north of Charleston Boulevard, east of Campbell Drive (APN: 139-32-405-017, 018, and 026), R-A (Ranch Acres) and C-D (Designed Commercial) Zones under Resolution of Intent to P-R (Professional Office and Parking) and C-D (Designed Commercial) Zones, Ward 1 (Moncrief), was considered by the Planning Commission on January 8, 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-0166-94) and Review of Condition [Z-0166-94(2)].
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. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities.

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



Mr. Darryl Goodman  
TMP-3399 - Page Two  
January 9, 2004

6. Site development to comply with all applicable conditions of approval for Z-0166-94 and all other subsequent site-related actions.

This action by the Planning Commission on January 8, 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. Darryl Goodman  
Triple New Properties, Limited Liability Company  
7201 West Lake Mead Boulevard, Suite #212  
Las Vegas, Nevada 89128

Ms. Amanda Henderson  
Red Rock Engineering  
2001 South Rainbow Boulevard, Suite K  
Las Vegas, Nevada 89146