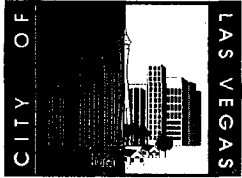


PLANNING & DEVELOPMENT



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



040542

December 5, 2003

Mr. Paul Wagner
Day Star Ventures, Limited Liability Company
8400 Gordo Way
Las Vegas, Nevada 89117

RE: TENTATIVE MAP - DAY DAWN ESTATES UNIT 4 - TMP-3226

Dear Mr. Wagner:

Your request for a Tentative Map FOR A 14-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 2.04 acres adjacent to the southwest corner of Buffalo Drive and Gilmore Avenue (APN: 138-09-601-005), U (Undeveloped) Zone [L (Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD5 (Residential Planned Development - 5 Units per Acre), Ward 4 (Brown), was considered by the Planning Commission on December 4, 2003.

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-2625).
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.

Public Works

6. Site development to comply with all applicable conditions of approval for ZON-2624 and all other subsequent site-related actions.

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. Paul Wagner
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December 5, 2003

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. We note that minimum radius corners of 25 feet are required at the proposed site entrance.
8. The 185-foot intersection offset distance is acceptable per City Council approval of WVR-2811 on October 1, 2003.

This action by the Planning Commission on December 4, 2003 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. Paul Wagner
Nevada Homes Group
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

Ms. Donna Solomon
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146