

PLANNING & DEVELOPMENT



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07101-001-11-03

December 5, 2003



040543

Mr. Robert Lively
Dark, Limited Liability Company
7251 West Lake Mead Boulevard, Suite #300
Las Vegas, Nevada 89128

RE: TENTATIVE MAP - LONE MOUNTAIN RIDGES - UNIT 8 - TMP-3260

Dear Mr. Lively:

Your request for a Tentative Map FOR A 33-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 5.49 acres adjacent to the north side of Alexander Road, approximately 335 feet west of Vegas Vista Trail (APN: 137-01-801-007), PD (Planned Development) Zone, 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-2772.
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

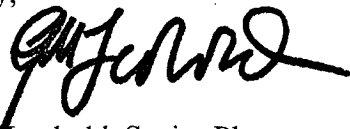
6. Petition of Vacation VAC-3264 must record prior to the recordation of a Final Map overlying or abutting the area to be vacated.
7. Provide notarized permission from the adjacent property owner to construct the portion of the entry that encroaches onto the adjacent subdivision to the east.
8. Landscape and maintain all unimproved rights-of-way on Alexander Road adjacent to this site.

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9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Alexander Road public right-of-way adjacent to this site.
10. Site development to comply with all applicable conditions of approval for ZON-2771 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.

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. Robert Lively
RL Homes, Limited Liability Company
7251 West Lake Mead Boulevard, Suite #300
Las Vegas, Nevada 89128

Ms. Jennifer Lazovich
Kummer Kaempfer Bonner Renshaw
3800 Howard Hughes Parkway, 7th Floor
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