

# PLANNING & DEVELOPMENT



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Douglas A. Selby



07101-001-11-03



December 5, 2003

Mr. Dave Smith  
70 LP c/o G. Wilson  
3235 South Rainbow Boulevard, Suite #102  
Las Vegas, Nevada 89146

## ***RE: TENTATIVE MAP - SHADOW LANE - TMP-3274***

Dear Mr. Smith:

Your request for a Tentative Map for a 75-LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 10.08 acres adjacent to the west side of Shadow Lane, approximately 950 feet north of Alta Drive (APN: 139-33-201-001), R-1 (Single Family Residence) under Resolution of Intent to R-PD7 (Residential Planned Development - 7 Units per Acre), Ward 5 (Weekly), 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-2644.
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. A Homeowner's Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.

Mr. Dave Smith  
TMP-3274 - Page Two  
December 5, 2003

7. Site development to comply with all applicable conditions of approval for ZON-2643 and all other subsequent site-related actions.
8. 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 public 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.
9. In accordance with the site development plan (SDR-2644) and Waiver (WVR-2834) approved by City Council on November 5, 2003, the following public streets may be terminated with the half moon configuration as shown on this map: Deauville Street, Vandalia Street, Arnold Street, and Beaumont Street.

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. Leibold, Senior Planner  
Planning and Development Department  
Current Planning Division

GML:clc

cc: Mr. Bobby Lewis  
Signature Homes  
801 South Rancho Drive, Suite #E-4  
Las Vegas, Nevada 89106

Ms. Kathryn Grider  
Orion Engineering & Survey  
3068 East Sunset Road, Suite #9  
Las Vegas, Nevada 89120