

PLANNING & DEVELOPMENT



Development
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040275

November 21, 2003

Pardee Homes of Nevada
10880 Wilshire Boulevard, Suite #1900
Los Angeles, California 90024

**RE: TMP-3194 - TENTATIVE MAP - TOWN CENTER ASSEMBLAGE R-PD5
60/75 #3**

Dear Applicant:

Your request for a Tentative Map FOR A 62-LOT RESIDENTIAL SUBDIVISION on 15.23 acres adjacent to the southwest corner of Farm Road and Tee Pee Lane (APN: 125-18-701-004, 007, 008, 009, 010 and 011), 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 6 (Mack), was considered by the Planning Commission on November 20, 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 Rezoning cases [Z-0085-01(1)] and [Z-0033-01(1)], 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.

Public Works

7. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the north, west, and south boundaries of this site prior to construction of hard surfacing (asphalt or concrete).

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



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8. Landscape and maintain all unimproved rights-of-way on Tee Pee Lane and Severance Lane adjacent to this site.
9. Submit an Encroachment Agreement for all landscaping and private improvements located in the Tee Pee Lane and Severance Lane public rights-of-way adjacent to this site prior to occupancy of this site.
10. Site development to comply with all applicable conditions of approval for Z-33-01, Z-34-01 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 **November 20, 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. The Notice of Final Action was filed with the Las Vegas City Clerk on *November 21, 2003*.

Sincerely,



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

KCW:clb

cc: Ms. April Probasco
Pardee Homes of Nevada
650 White Drive, Suite #100
Las Vegas, Nevada 89119

Ms. Diana Bossard
Bossard Developer Services
2920 North Green Valley Parkway, Suite #814
Henderson, Nevada 89014