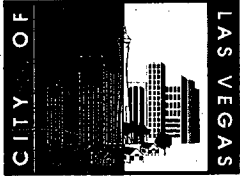


PLANNING &
DEVELOPMENT



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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



07101-001-6/03

October 24, 2003



039757

Mr. Ernest Becker IV
50 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89107

RE: TENTATIVE MAP - CENTENNIAL PLAZA - TMP-3049

Dear Mr. Becker:

Your request for a Tentative Map FOR A ONE LOT COMMERCIAL SUBDIVISION on 2.41 acres adjacent to the southeast corner of El Capitan Way and Centennial Parkway (APN: 125-29-501-001), T-C (Town Center) Zone, Ward 6 (Mack), was considered by the Planning Commission on October 23, 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-2540) and the Town Center Development Standards manual.
3. Street names must be provided in accord 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-1284 shall record prior to the recordation of a Final Map overlying or abutting the area to be vacated.
7. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:

Mr. Ernest Becker IV
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- I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
8. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the south and east boundaries of this site prior to construction of hard surfacing (asphalt or concrete).
 9. Site development to comply with all applicable conditions of approval for SDR-2540 and all other subsequent site-related actions.
 10. 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.

This action by the Planning Commission on **October 23, 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 *October 24, 2003*.

Sincerely,


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

KCW:clb

cc: Mr. Stephen Crevoiserat
Wright Engineers
7425 Peak Drive
Las Vegas, Nevada 89128