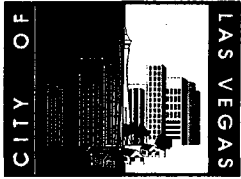


PLANNING &
DEVELOPMENT



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.ci.las-vegas.nv.us

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



039758

October 24, 2003

Las Vegas Dunes, Inc.
50 South Jones Boulevard, Suite #100
Las Vegas, Nevada 89107

RE: TENTATIVE MAP - LOG CABIN RANCH - TMP-3055

Dear Applicant:

Your request for a Tentative Map FOR A 7-LOT SUBDIVISION on 228.7 acres adjacent to the southeast corner of the Moccasin Road alignment and the Durango Drive alignment (APN: 125-04-001-001, 002, 003, 005, 006, 007, and 008, 125-05-604-047), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), 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. Site development to comply with all applicable conditions of approval for Rezoning application Z-0001-99, VAR-2419 and Site Development Plan Review application SDR-1395.
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 Rezoning application Z-1-99, Site Development Plan Review SDR-1395 and all other subsequent site-related actions.

7. Coordinate with the Collection Systems Planning section of the Department of Public Works to discuss issues related to the proposed sanitary sewer alignment. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits or the recordation of a Final Map for this site as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.
8. Required modifications to existing Regional Flood Control facilities, if any, must be approved by the Flood Control Section of the City of Las Vegas Department of Public Works, the Regional Flood Control District, and the City of North Las Vegas prior to the issuance of any permits adjacent to or overlying the facilities.
9. 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 **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: Becker Trust Company 50 South Jones Boulevard, Suite #100 Las Vegas, Nevada 89107	Mr. John Prlina DR Horton 6845 Escondido Street, Suite #105 Las Vegas, Nevada 89119
D'Nal I, Limited Liability Company 50 South Jones Boulevard, Suite #100 Las Vegas, Nevada 89107	G.C. Wallace, Inc. 2580 Anthem Village Drive Henderson, Nevada 89052