

PLANNING &
DEVELOPMENT



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039759

October 24, 2003

Mr. Paul Wagner
Day Star Ventures, Limited Liability Company
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

RE: TENTATIVE MAP - DAY DAWN FUSION - TMP-3068

Dear Mr. Wagner:

Your request for a Tentative Map FOR A 57 LOT SINGLE-FAMILY RESIDENTIAL SUBDIVISION on 8.01 acres adjacent to the southeast corner of Alexander Road and Fort Apache Road (APN: 138-08-101-001, 002, 003, and 004), 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 4 (Brown), 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 ZON-2415, Variance application VAR-2419 and Site Development Plan Review application SDR-2418.
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.

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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Public Works

6. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the west boundary of this site prior to construction of hard surfacing (asphalt or concrete).
7. Site development to comply with all applicable conditions of approval for ZON-2415 and all other subsequent site-related actions.
8. 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: Ms. Donna Solomon
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146