

PLANNING & DEVELOPMENT



Development
Services Center

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039123

September 12, 2003

Ella Mae Gordon Trust
2776 Lodestone Drive
Las Vegas, Nevada 89117

RE: TENTATIVE MAP - LORRYN PARC - TMP-2799

Dear Applicant:

Your request for a Tentative Map for a 20-lot single-family residential subdivision on 7.11 acres adjacent to the southwest corner of Jones Boulevard and Washburn Avenue (APN: 125-35-702-001 and 002), U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] [PROPOSED: R-PD3 (Residential Planned Development - 3 Units Per Acre)], Ward 6 (Mack), was considered by the Planning Commission on September 11, 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 (ZON-2569), Site Development Plan Review (SDR-2568), 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 development is subject to the conditions of City Departments and State Subdivision Statutes.
6. 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 Baggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



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Public Works

7. Provide a drivable access to all manholes in the public sewer system.
8. Site development to comply with all applicable conditions of approval for ZON-2569 and all other site-related actions.
9. 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 September 11, 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. Leobold, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Larry Sayers
Bramble Homes, Inc.
2590 Lindell Road
Las Vegas, Nevada 89146

Wright Engineers
4725 Peak Drive
Las Vegas, Nevada 89128