

# 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](http://www.ci.las-vegas.nv.us)



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



Ella Mae Gordon Trust  
TMP-2799 - Page Two  
September 12, 2003

**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