

PLANNING & DEVELOPMENT



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039124

September 12, 2003

Mr. Robert Davis
Mr. Fawzi Kordahi
3601 North Rainbow Boulevard
Las Vegas, Nevada 89108

RE: TENTATIVE MAP - REFLECTIONS II - TMP-2843

Dear Mr. Davis:

Your request for a Tentative Map for a 6-lot single-family residential subdivision on 2.70 acres adjacent to the southeast corner of Whispering Sands Drive and Leon Avenue (APN: 125-13-203-008), R-E (Residence Estates) Zone under Resolution of Intent to R-1 (Single Family Residential) Zone, 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-2411), Variance (VAR-2413), Special Use Permit (SUP-2414), and all other site related activity.
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. Provide a drivable access to all manholes in the public sewer system.

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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7. A Homeowners' Association shall be established to maintain all perimeter walls, private roadways, landscaping and common areas created with this development. All landscaping shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
8. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222A.
9. The design of the entry street that provides external access from this subdivision to any existing or planned street abutting the subdivision which has a right-of-way of sixty feet or more shall be offset from any other intersection by at least two hundred twenty feet, measured from centerline to centerline as required per Municipal Code 18.12.160 unless a waiver is approved by City Council prior to submittal of a Final Map for technical review.
10. Site development to comply with all applicable conditions of approval for ZON-2411 and all other subsequent site-related actions.
11. 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. Leobard, Senior Planner
Planning and Development Department
Current Planning Division

GML:clc

cc: Mr. Robert Davis
Robert Davis & Associates
3601 North Rainbow Boulevard
Las Vegas, Nevada 89108

Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130