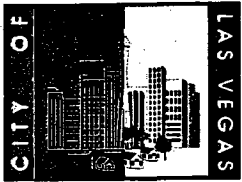


PLANNING & DEVELOPMENT



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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



037554

July 11, 2003

Mr. Paul Wagner
Day Star Ventures, Limited Liability Company
c/o Nevada Homes Group, Inc.
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

RE: TENTATIVE MAP - DAY DAWN CROSSING - TMP-2460

Dear Mr. Wagner:

Your request for a Tentative Map FOR A 48-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 8.01 acres adjacent to the east side of Durango Drive, approximately 340 feet north of Grand Teton Drive (APN: 125-09-401-005 and 014), U (Undeveloped) Zone [PCD (Planned Community Development) General Plan Designation] under Resolution of Intent to R-PD6 (Residential Planned Development - 6 Units per Acre), Ward 6 (Mack), was considered by the Planning Commission on July 10, 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 Site Development Plan Review (SDR-1719).
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. A Petition of Vacation to vacate Butler Road, such as VAC-2133, must record prior to the recordation of a Final Map for this site.

Mr. Paul Wagner
TMP-2460 - Page Two
July 11, 2003

7. 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 obtained.
8. Site development to comply with all applicable conditions of approval for ZON-1718 and all other site-related actions.
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 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 July 10, 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. Paul Wagner
Nevada Homes Group, Inc.
6985 West Sahara Avenue, Suite #201
Las Vegas, Nevada 89117

Ms. Mary Barry
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146