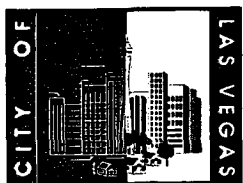


PLANNING & DEVELOPMENT



Development
Services Center

731 S. Fourth Street
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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



037556

July 11, 2003

Mr. Jeff Roberts
Southwest Homes, Limited Liability Company
245 East Warm Springs
Las Vegas, Nevada 89119

RE: TENTATIVE MAP - CENTENNIAL PARK - TMP-2470

Dear Mr. Roberts:

Your request for a Tentative Map for a 203-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 20.6 acres adjacent to the north side of Elkhorn Road, approximately 1,350 feet east of Fort Apache Road (APN: 125-17-401-005), T-C (Town Center) Zone [M-TC (Medium Density Residential – Town Center) land use designation], 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-1925) and the Town Center Development Standards.
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.
6. Either provide 36 foot wide (flow line to flow line) common lots or provide residential fire systems for units facing proposed 24 foot wide common lots as required by the Department of Fire Services.

Mr. Roberts
TMP-2470 - Page Two
July 11, 2003

Public Works

7. The existing easement (CLV 20030109:02438) shown in the northeast corner of this site should be vacated to avoid possible title issues for Lot 122.
8. 37 feet wide residential streets shall be constructed with "L"-type curbing, not roll type curbing as shown in the detail for a 37 feet wide private street section on this Tentative Map.
9. Landscape and maintain all unimproved rights-of-way on Elkhorn Road, Severance Lane, and Campbell Road adjacent to this site.
10. Submit an Encroachment Agreement for all landscaping and private improvements located in the Elkhorn Road, Severance Lane and Campbell Road public rights-of-way adjacent to this site prior to occupancy of any units in this site.
11. Site development to comply with all applicable conditions of approval for SDR-1925, Z-0076-98, the Town Center Development Standards and all other subsequent site-related actions.
12. 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: Ms. Sally Pelham
Southwest Engineering
3610 North Rancho Drive
Las Vegas, Nevada 89130