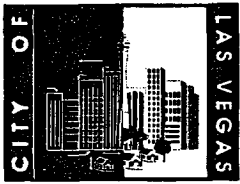


PLANNING & DEVELOPMENT



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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



037557

July 11, 2003

Mr. Eric M. Cheese
911 North Buffalo Drive, Suite #201
Las Vegas, Nevada 89128

RE: TENTATIVE MAP - HELLER ESTATES - TMP-2473

Dear Mr. Cheese:

Your request for a Tentative Map for a 16-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 6.75 acres adjacent to the southwest corner of Tropical Parkway and Rebecca Road (APN: 125-26-301-003 & 004), R-E (Residence Estates) Zone under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre) Zone, 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-1971).
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

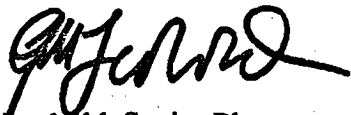
6. The elbow at the intersection of Sauza Street and Agave Street and the widened streets widths (hammer heads) on both Agave Street and Anejo Street at the emergency access gates, as proposed on the submitted Tentative Map dated 6/13/03 and accepted by the City Engineer, shall be incorporated into the civil drawings and Final Map.

Mr. Cheese
TMP-2473 - Page Two
July 11, 2003

7. Site development to comply with all applicable conditions of approval for ZON-1970, SDR-1971, and all other subsequent site-related actions.
8. 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. Randy Black, Jr.
911 North Buffalo Drive, Suite #201
Las Vegas, Nevada 89128

Mr. Ken Heller
Heller Development Company
18520 Burbank Boulevard, Suite #200
Tarzana, California 91356

Mr. Kirby Adams
Kirby Adams, Acclaim Materials
5900 Emerald Avenue, Suite A
Las Vegas, Nevada 89122