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037530

July 1, 2003

Karim Ali Adbar
4 Antares
Irvine, California 92612

RE: TMP-2129 - TENTATIVE MAP
CITY COUNCIL MEETING OF JUNE 4, 2003

Dear Applicant:

The City Council at a regular meeting held June 4, 2003 APPROVED the request for a Tentative Map FOR A 130-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 38.2 acres adjacent to the northeast corner of Jones Boulevard and Gilbert Lane (APN: 125-01-301-001, 002, and 007), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development - 3 Units per Acre). The Notice of Final Action was filed with the Las Vegas City Clerk on June 5, 2003. This approval is subject to:

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-1421).
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 a twenty-foot (20') wide non-equestrian trail adjacent to the Moccasin Road frontage, consisting of fifteen feet (15') on the subject property and five feet (5') of the adjacent right-of-way as required by the 2020 Master Plan Transportation Trails Element, 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.

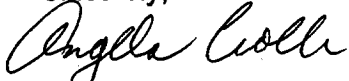
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6. A fully operational fire protection system, including fire apparatus roads, fire hydrants and water supply, shall be installed and shall be functioning prior to construction of any combustible structures.

Public Works

7. Site development to comply with all applicable conditions of approval for ZON-1426, SDR-1421, 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.
9. The deviation from standards for non-standard knuckles, i.e. "elbow" corners, is hereby approved as shown on this Tentative Map.

Sincerely,



Angela Crolli
Deputy City Clerk II for
Barbara Jo Ronemus, City Clerk

Sincerely



M. Margo Wheeler, AICP
Planning Manager, Current Planning Division
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Ms. Audrey Zachry
CVL Consultants
6280 S. Valley View Boulevard, Suite #200
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235 West Brooks Avenue, 2nd Floor
North Las Vegas, Nevada 89030