

PLANNING &
DEVELOPMENT



Development
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035369

April 11, 2003

Mr. Paul Harber
4615 North Lamb Boulevard
Las Vegas, Nevada 89115

RE: TMP-1901 - TREWILL COURT - TENTATIVE MAP

Dear Mr. Harber:

Your request for a Tentative Map FOR A 7-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 4.72 acres adjacent to the southeast corner of Bronco Way and Tropical Parkway (APN: 125-26-704-001 and 003), R-E (Residence Estates) and U (Undeveloped) Zone [R (Rural Density Residential) General Plan Designation] under Resolution of Intent to R-PD2 (Residential Planned Development - 2 Units Per Acre), Ward 6 (Mack), was considered by the Planning Commission on April 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-1715) and Rezoning (ZON-1714).
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. Coordinate with the Collection Systems Planning Section of the Department of Public Works to extend public sewer to the west edge of this development to a depth and location acceptable to the City Engineer. Provide public sewer easements for all public sewers not located within existing public street right-of-way prior to the issuance of any permits as required by the Department of Public Works. Improvement Drawings submitted to the City for review shall not be approved for construction until all required public sewer easements necessary to connect this site to the existing public sewer system have been granted to the City.

Mayor
Oscar B. Goodman

City Council
Gary Reese
Mayor Pro Tem
Michael J. McDonald
Lorry Brown
Lynette Boggs McDonald
Lawrence Weekley
Michael Mack

City Manager
Douglas A. Selov



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7. A Master Streetlight Plan of public street lights for the entire subdivision shall be submitted to and approved by the Department of Public Works prior to the submittal of construction drawings for this site.
8. A Homeowner's 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.
9. Site development to comply with all applicable conditions of approval for ZON-1714, Site Development Plan Review SDR-1715 and all other subsequent site-related actions.
10. 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 April 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. Matt Harber
4615 North Lamb Boulevard
Las Vegas, Nevada 89115

Mr. Mike Szymanski
EMS Engineering
5160 South Eastern Avenue, Suite F
Las Vegas, Nevada 89119