

PLANNING &
DEVELOPMENT



Development
Services Center
731 S. Fourth Street
Las Vegas, NV 89101

TTY: 702.384.2708
Voice:
Administration: 702.384.3553
Comp. Planning: 702.384.6022
Current Planning: 702.384.6300
www.ci.las-vegas.nv.us

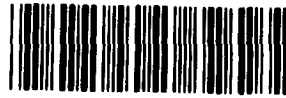
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07101-001-8/02



035370

April 11, 2003

Mr. Angelo Cassaro
Ranch House Road, Limited Liability Company
4327 West Sunset Road
Las Vegas, Nevada 89118

RE: TMP-1904 - TOWN CENTER LOUNGE COMMERCIAL SUBDIVISION - TENTATIVE MAP

Dear Mr. Cassaro:

Your request for a Tentative Map FOR A 1-LOT COMMERCIAL SUBDIVISION on 1.44 acres located at 6000 Sky Pointe Drive (APN: 125-27-201-021), C-2 (General Commercial) Zone, 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 [U-0068-95(5)], Special Use Permit (U-0068-95) and subsequent site-related actions.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.
4. 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


5. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site as required by the Department of Public Works. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site, which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.

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6. Remove all substandard public street improvements adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
7. An amendment to the previously approved Drainage Plan and Technical Drainage Study or other acceptable information must be submitted to and approved by the Department of Public Works prior to submittal of any construction drawings, issuance of any permits, or the recordation of a Final Map for this subdivision site, whichever may occur first.
8. Site development to comply with all applicable conditions of approval for Special Use Permit U-68-95(2) and all other subsequent 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 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. Marc Bolduc
306 Queen Creek Circle
Henderson, Nevada 89052