



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

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035371

April 11, 2003

Mr. David Ober
David B. Ober Family Trust
3221 Carbondale Street
Las Vegas, Nevada 89135

RE: TMP-1917 - HIGH NOON@ELKHORN RANCH - TENTATIVE MAP

Dear Mr. Ober:

Your request for a Tentative Map FOR A 243-UNIT MULTI-FAMILY CONDOMINIUM RESIDENTIAL DEVELOPMENT on 20.41 acres adjacent to the southwest corner of Elkhorn Road and Campbell Road (APN: 125-20-101-002, 003, 010 and 011), T-C (Town Center) 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 (SDR-1353) 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.

Public Works

6. Site development to comply with all applicable conditions of approval for ZON-1351, SDR-1353, and all other subsequent site-related actions.

Mayor
Oscar B. Goodman
City Council
Gary Reese
Mayor Pro Tem
Michael J. McDonald
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mark

City Manager
Douglas A. Selby



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7. 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. Jeff Anderson
DR Horton, Inc.
3513 East Russell Road, Suite D
Las Vegas, Nevada 89120

Ms. Elisha Scrogum
Alpha Engineering
50 South Jones Boulevard, Suite #202
Las Vegas, Nevada 89107