

PLANNING &
DEVELOPMENT



Development
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035373

April 11, 2003

N V Central, Limited Liability Company, et al
c/o Remax Central
8170 West Sahara Avenue, #200
Las Vegas, Nevada 89117

RE: TMP-1929 - TRILOGY AT TOWN CENTER - TENTATIVE MAP

Dear Applicant:

Your request for a Tentative Map FOR A 129-LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION on 10.3 acres adjacent to the southeast corner of Severance Lane and Fort Apache Road (APN: 125-17-401-001), 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-1420) 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 Site Development Plan Review SDR-1420 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 Mack

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: Ms. Lisa Kremer
KB Home Nevada, Inc.
7150 Pilot Road, Suite F
Las Vegas, Nevada 891119

Ms. Terri Pastorelli
Tetra Tech, Inc.
401 North Buffalo Drive, Suite #100
Las Vegas, Nevada 89145