

PLANNING &  
DEVELOPMENT



034584



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

TTY 702-386-9108  
Voice  
Administration 229-6353  
Comp Planning 229-6022  
Current Planning 229-6301  
www.ci.las-vegas.nv.us

March 14, 2003

Romneer, Limited Partnership  
1891 Pago Court  
Las Vegas, Nevada 89117

**RE: ABEYANCE - TMP-1588 - TENTATIVE MAP - ROME & TIOGA**

Dear Applicant:

Your request for a Tentative Map FOR A 24-LOT SINGLE-FAMILY RESIDENTIAL DEVELOPMENT on 10.0 acres adjacent to the southeast corner of Tioga Way and Rome Boulevard. (APN: 125-22-402-003, 004, 005, and 006), R-E (Residence Estates) Zone under Resolution of Intent to R-PD3 (Residential Planned Development-3 Units Per Acre), Ward 6 (Mack), was considered by the Planning Commission on March 13, 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-1054] and the Rezoning [ZON-1053].
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. Detail annotated as "60-ft Right-of-Way" shall be revised to comply with adopted city requirements.

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. Site development to comply with all applicable conditions of approval for Zoning Reclassification ZON-1053, Site Development Plan Review SDR-1054 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. 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 March 13, 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. Ed Taney  
Taney Engineering  
4455 South Jones Boulevard  
Las Vegas, Nevada 89103