

PLANNING &  
DEVELOPMENT



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034585

March 14, 2003

Mr. Charles Smith  
Mr. and Mrs. Carl Smith  
5405 Sawyer Avenue  
Las Vegas, Nevada 89108

**RE: ABEYANCE - TENTATIVE MAP - CASCADE II - TMP-1712**

Dear Mr. Smith:

Your request for a Tentative Map FOR A 77-LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 10.3 acres adjacent to the southeast corner of Grand Teton Drive and Grand Canyon Drive (APN: 125-18-501-001 and 002), U (Undeveloped) Zone [ML (Medium-Low Density Residential) General Plan Designation] under Resolution of Intent to R-PD8 (Residential Planned Development - 8 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-1262] and Rezoning [ZON-1260].
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.

**Public Works**

5. 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  
Larry Brown  
Lynette Boggs McDonald  
Lawrence Weekly  
Michael Mack

City Manager  
Douglas A. Selby



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6. The design and layout of all onsite private circulation and access drives shall meet the approval of the Department of Fire Services prior to the issuance of any permits.
7. Site development to comply with all applicable conditions of approval for ZON-1260, SDR-1262, 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: Ms. Michelle Merrick  
Stanpark Construction Company  
3320 North Buffalo Drive, Suite #207  
Las Vegas, Nevada 89129

Ms. Kathy Gall  
VTN Nevada  
2727 South Rainbow Boulevard  
Las Vegas, Nevada 89146

Mr. Ernest Becker IV  
Kathleen Becker Family Trust  
50 South Jones Boulevard, Suite #100  
Las Vegas, Nevada 89107