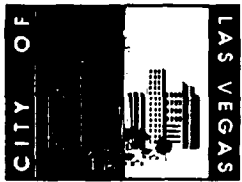
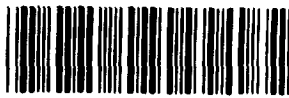


PLANNING &
DEVELOPMENT



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



034596

March 14, 2003

Lester L. & Kathleen Holmes
614 South 8th Street
Las Vegas, Nevada 89101

RE: TMP-1760 - KRAFT COURT SUBDIVISION - TENTATIVE MAP

Dear Applicant:

Your request for a Tentative Map FOR A PROPOSED 10 LOT SINGLE FAMILY RESIDENTIAL DEVELOPMENT on 3.23 acres located on the north side of Kraft Avenue, approximately 600 feet east of Torrey Pines Drive (APNs: 138-02-501-015, 016, 017), R-D (Single Family Residential-Restricted) and R-1 (Single Family Residential), 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 Rezoning (ZON-1214).
3. Prior to submittal for a Final Map Technical Review or for review of Civil Improvement plans, whichever occurs first, a revised Tentative Map shall be approved by the Planning and Development Department and Public Works Department staff depicting sidewalks on the cross section labeled "Public Street," in compliance with Condition #2 of Rezoning (ZON-1214).
4. Street names must be provided in accordance with the City's Street Naming Regulations.
5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

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



Lester L. & Kathleen Holmes
TMP-1760 - Page Two
March 14, 2003

6. 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

7. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access and on site circulation prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. The entrance shall be designed, located and constructed in accordance with Standard Drawing #222A.
8. Site development to comply with all applicable conditions of approval for ZON-1214 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 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. Richard Baines
Ten Plus, Inc.
4125 Snow Petal Court
Las Vegas, Nevada 89129

Mr. Richard Sandley
Wright Civil Engineers
7310 Smoke Ranch Road, Suite H
Las Vegas, Nevada 89128