

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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August 29, 2008

Mr. Mark Schnippel
Smoke Ranch Investments
9960 West Cheyenne Avenue, Suite #210
Las Vegas, Nevada 89129

RE: TMP-28938 - TENTATIVE MAP - DECATUR/SMOKE RANCH

Dear Mr. Schnippel:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.34 acres at the southeast corner of Decatur Boulevard and Smoke Ranch Road (APN 139-19-101-002), C-2 (General Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on August 28, 2008.

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, this action is void.
2. Prior to submittal for review of Civil Improvement plans, a revised Tentative Map depicting any changes based upon development approvals shall be submitted to and approved by the Planning and Development Department and Public Works Department staff.
3. Revised perimeter wall elevations shall be submitted to and approved by the Planning and Development Department prior to submittal of Civil Improvement Plans to reflect any changes based upon future development plans, pursuant to LVMC Title 19.12.075.
4. Street names must be provided in accordance with City of Las Vegas 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)

Larry Brown
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow

City Manager
Douglas A. Selby



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Public Works

6. Dedicate all additional right-of-way required by Uniform Standard Drawing #201.1 for the taper portion of an exclusive right turn lane on Decatur Boulevard adjacent to this site.
7. Construct all incomplete half-street improvements on Decatur Boulevard and Smoke Ranch Road adjacent to this site concurrent with development of this site. Remove all substandard public street improvements, if any, adjacent to this site and replace with new improvements meeting current City Standards concurrent with on-site development activities. All existing public improvements adjacent to this site damaged during construction shall be repaired at the applicant's expense.
8. Unless otherwise allowed by the City Engineer, construct sidewalk on at least one side of all access drives connecting this site to the adjacent public streets concurrent with development of this site. The connecting sidewalk shall extend from the sidewalk on the public street to the first intersection of the on-site roadway network and shall be terminated on-site with a handicap ramp.
9. All landscaping and private improvements installed with this project shall be situated and maintained so as to not create sight visibility obstructions for vehicular traffic at all development access drives and abutting street intersections.
10. Sewer service for this commercial subdivision shall be shown in accordance with one of the following three alternatives, and the appropriate Note shall appear on the face of the recorded Final Map:
 - I. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 foot wide dedicated public sewer easements.
 - II. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this Commercial Subdivision.
 - III. Onsite sewers are a common element privately owned and maintained per the Joint Use Agreement of this Commercial Subdivision.
11. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site. No barriers (e.g. curbs, wall, etc.) shall be erected within the boundaries of the overall commercial subdivision map site which would prohibit any vehicle on this site from utilizing any driveway connecting this commercial development site to the abutting public streets.
12. All subdivided parcels comprising this commercial subdivision shall provide perpetual inter site common drainage rights across all existing and future parcel limits and a note to this effect shall appear on the Final Map for this site.

13. The submitted Drainage Plan and Technical Drainage Study must be approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the submittal of a Final Map, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site.
14. 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 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. Approval of this Tentative Map does not constitute approval of any deviations. If such approval cannot be obtained, a revised Tentative Map must be submitted showing elimination of such deviations.

This action by the Planning Commission on **August 28, 2008** 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. The Notice of Final Action was filed with the Las Vegas City Clerk on **August 29, 2008**.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Mark Bangan
LR Nelson Consulting Engineers
6765 West Russell Road, Suite #200
Las Vegas, Nevada 89118