

January 9, 2009



Ian Johnston
Farm & I95, LLC
c/o Greenstreet Properties, LLC
2320 Paseo Del Prado, Bldg. B #202
Las Vegas, Nevada 89102

RE: TMP-31246 - TENTATIVE MAP

Dear Mr. Johnston:

Your request for a Tentative Map FOR A FIVE-LOT COMMERCIAL SUBDIVISION on 15.80 acres at the southeast corner of Farm Road and U.S. 95 (APNs 125-17-210-448 and 125-17-301-006), T-C (Town Center) Zone [SX-TC (Suburban Mixed Use - Town Center) and GC-TC (General Commercial - Town Center) Special Land Use Designations], Ward 6 (Ross), was considered by the Planning Commission on January 8, 2009.

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. All development shall conform to the Conditions of Approval for Site Development Plan Reviews (SDR-23483 and SDR-29378), Major Modification (MOD-7588), and Special Use Permits (SUP-7589, SUP-7590, and SUP-7591) shall be required if approved.
3. Street names must be provided in accordance with the City's Street Naming Regulations.
4. In conjunction with creation, declaration and recordation of the subject common-interest community, and prior to recordation of the Covenants, Codes and Restrictions ("CC&R"), or conveyance of any unit within the community, the Developer is required to record a Declaration of Private Maintenance Requirements ("DPMR") as a covenant on all associated properties, and on behalf of all current and future property owners. The DPMR is to include a listing of all privately owned and/or maintained infrastructure improvements, along with assignment of maintenance responsibility for each to the common interest community or the respective individual property owners, and is to provide a brief description of the required level of maintenance for privately maintained components. The DPMR must be reviewed and approved by the City of Las Vegas Department of Field Operations prior to recordation, and

LAS VEGAS CITY COUNCIL

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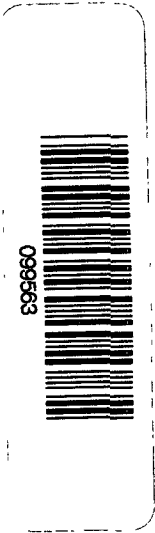
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RICKI Y. BARLOW

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(INTERIM)

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must include a statement that all properties within the community are subject to assessment for all associated costs should private maintenance obligations not be met, and the City of Las Vegas be required to provide for said maintenance. Also, the CC&R are to include a statement of obligation of compliance with the DPMR. Following recordation, the Developer is to submit copies of the recorded DPMR and CC&R documents to the City of Las Vegas Department of Field Operations.

5. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

6. Dedicate appropriate right-of-way on Oso Blanca Road north of Farm Road.
7. The Final Map for this site shall be labeled as a Merger and Resubdivision.
8. 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.
9. Provide proof of Nevada Department of Transportation (N.D.O.T.) relinquishment for this site prior to the recordation of a Final Map.
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. On-site sewers, 8-inches in diameter or larger, are public sewers within 20-foot wide dedicated public sewer easements.
 - II. On-site sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.

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- III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
11. 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.
 12. 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.
 13. Site development to comply with all applicable conditions of approval for SDR-23483, SDR-29378 and all other site-related actions.

This action by the Planning Commission on **January 8, 2009** is final unless a written appeal is filed within 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 **January 9, 2009**.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:nl

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cc: Mr. Marc Bolduc
Olympic Nevada, Inc.
7001 N. Scottsdale Road
Scottsdale, Arizona 85235

Ms. Mary Barry
VTN Nevada
2727 South Rainbow Boulevard
Las Vegas, Nevada 89146