



January 23, 2009

Mr. William D. Hitt
W. Douglas Hitt Family Trust
2208 Alia Court
Las Vegas, Nevada 89102

RE: TMP-32529 - TENTATIVE MAP - THE VILLAGE AT CENTENNIAL HILLS (A COMMERCIAL SUBDIVISION)

LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN
MAYOR

GARY REESE
MAYOR PRO TEM

STEVE WOLFSON

LOIS TARKANIAN

STEVEN D. ROSS

RICKI Y. BARLOW

DAVID W. STEINMAN

(INTERIM)

Dear Mr. Hitt:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 5.1 acres at the northwest corner of Deer Springs Way and Durango Drive (APNs 125-20-201-016 and 025), T-C (Town Center) Zone [GC-TC (General Commercial - Town Center) Special Land Use Designation], Ward 6 (Ross), was considered by the Planning Commission on January 22, 2009.

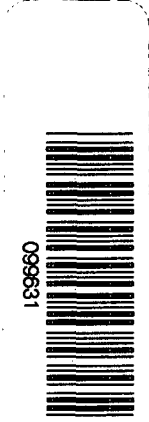
The Planning Commission voted to **APPROVE** your request, subject to the following:

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 Review (SDR-27051), Site Development Plan Review (SDR-30027), Major Modification (MOD-27044), Special Use Permits (SUP-27046, SUP-27047, and SUP-27049), and the Town Center Development Standards, if approved.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

4. Dedicate 30 feet of right-of-way adjacent to this site for the portion of Hitt Family Court (AKA Haley Avenue) not previously dedicated, 40 feet of right-of-way adjacent to this site for Deer Springs Way and a 25 foot radius on the southwest corner of Durango Drive (AKA El Capitan Way) and Hitt Family court (AKA Haley Avenue) prior to the issuance of any permits or concurrent with any Map subdividing or overlying the property, whichever occurs first.



CITY OF LAS VEGAS
400 STEWART AVENUE
LAS VEGAS, NEVADA 89101

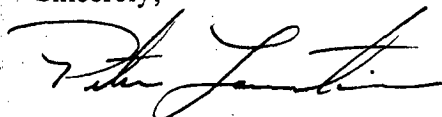
VOICE 702.229.6011
TTY 702.386.9108
www.lasvegasnevada.gov

5. Construct half-street improvements including appropriate overpaving, if legally able on Deer Springs Way and Hitt Family Court (AKA Haley Avenue) adjacent to this site that meet Town Center Standards concurrent with development of this site in accordance with the phasing plan submitted and approved by SDR-30027. The channelized median required by SDR-30027 shall be constructed with phase I of this development. Install all appurtenant underground facilities, if any, adjacent to this site needed for the future traffic signal system concurrent with development of this site. All existing paving damaged or removed by this development shall be restored at its original location and to its original width concurrent with development of this site. Extend all required underground utilities, such as electrical, telephone, etc., located within public rights-of-way, past the boundaries of this site prior to construction of hard surfacing (asphalt or concrete)
6. 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.
 - III. On-site sewers are a common element privately owned and maintained per the Joint Use Agreement of this commercial subdivision.
7. Site development to comply with all applicable conditions of approval for SDR-27051, SDR-30027 and all other 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 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.

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This action by the Planning Commission on **January 22, 2009** 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 **January 23, 2009**.

Sincerely,



Peter Lowenstein, AICP
Planning Supervisor
Case Planning Division

PL:clb

cc: Mr. Derrick Fenner
JHR Associates, Limited
4880 West University Avenue, Suite B2
Las Vegas, Nevada 89103