



June 26, 2009

Mr. Marcel Ezeoke
Emerald Lake, Inc.
500 South Martin L King Boulevard
Las Vegas, Nevada 89106

RE: *TMP-34429 - TENTATIVE MAP - ISALAH CROSSING (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
STAVROS S. ANTHONY

ELIZABETH N. FRETWELL
CITY MANAGER

Dear Mr. Ezeoke:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 1.72 acres on the north side of Lake Mead Boulevard, approximately 175 feet east of Martin L King Boulevard (APNs 139-21-610-222 through 225, 294, 295 and 332), Ward 5 (Barlow), was considered by the Planning Commission on June 25, 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-27314) and the West Las Vegas Plan Area.
3. Conformance with all interagency recommendations.
4. All development is subject to the conditions of City Departments and State Subdivision Statutes.
5. Street names must be provided in accordance with the City's Street Naming Regulations.

Public Works

6. The Final Map for this site shall be labeled as a Merger and Resubdivision.

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

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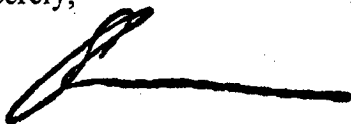
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7. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map 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.
8. 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.
9. Site development to comply with all applicable conditions of approval for Site Development Plan Review (SDR-27314) and all other subsequent site-related actions.
10. 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 **June 25, 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 **June 26, 2009**.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:clb

cc: Ms. Lynn Affleck
4987 Idaho Avenue
Las Vegas, Nevada 89104