

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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November 6, 2009

Ms. Darcy Houghton
777 East William Street, Ste. 107
Carson City, Nevada 89701

RE: *TMP-36110 - TENTATIVE MAP*

Dear Ms. Darcy Houghton:

Your request for a Tentative Map FOR A ONE-LOT COMMERCIAL SUBDIVISION on 0.61 acres at 825 and 831 North Rancho Drive (APNs 139-29-701-001 and 002), C-1 (Limited Commercial) Zone, Ward 5 (Barlow), was considered by the Planning Commission on November 5, 2009.

The Planning Commission voted to **APPROVE** of 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 a Final Map, a revised Tentative Map depicting all existing structures on the subject site shall be submitted to and approved by the Planning and Development Department and Public Works Department staff.
3. All development is subject to the conditions of City Departments and State Subdivision Statutes.

Public Works

4. 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.



Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Steve Wolfson
Lois Tarkanian
Steven D. Ross
Ricki Y. Barlow
Stavros S. Anthony

City Manager
Elizabeth N. Fretwell




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5. 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.
6. 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.
7. Landscape and maintain all unimproved right of way, if any, on Rancho Drive adjacent to this site. 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.
8. As appropriate, submit an Encroachment Agreement to the City of Las Vegas and/or obtain an Occupancy Permit from the Nevada Department of Transportation for all landscaping and private improvements, if any, in the Rancho Drive public right of way adjacent to this site.

This action by the Planning Commission on *November 5, 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 *November 6, 2009*.

Sincerely,



Steve Gebeke
Planning Supervisor
Case Planning Division

SG:nl

cc: Mr. James Lopez
JPL Engineering, Inc.
5096 West Post Road
Las Vegas, Nevada 89118