

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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April 1, 2008

Mr. Sheldon Paul
3343 Meade Avenue
Las Vegas, Nevada 89102

RE: FMP-27105 - GRAND CANYON ESTATES

Dear Mr. Paul:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on April 02, 2008. The departments have administratively **APPROVED** your request, subject to the conditions noted below, which shall be incorporated into the Final Map Mylar when submitted for signature by the City.

Planning and Development

1. The Original Final Map Mylar shall be in substantial conformance with the approved Tentative Map – Grand Canyon Estates I (TMP-25273).
2. Please obtain Fire Department's approval for the proposed street names and submit a copy of the approval to the Planning Department at the time of mylar submittal.
3. The Final Map shall be revised in accordance with the corrections noted. Such corrections shall include the following:
 - On the cover sheet, insert the file number "FMP-27105" above the signature block in the lower right-hand corner.
 - Replace "APPROVAL" with "CERTIFICATE OF DIRECTOR OF PLANNING AND DEVELOPMENT APPROVAL" on the coversheet and revise the certificate as follows:

I certify that this final map substantially complies with the tentative map and any approved alterations thereto; that the map complies with applicable statutory and ordinance provisions; that all conditions imposed upon the final map have been met; and that the map was approved and the parcels herein were accepted for dedication by the Director of Planning and Development on the ____ day of _____, 200__.
 - Label the trail along Alexander Road as a "Multi-Use Transportation Trail" rather than an "Equestrian Trail."

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



4. Revise the lot numbering so that Lot 1 is located adjacent to the west side of Superstition Drive. Number the lots in numerical order in a clockwise direction for the entire development. If the lot numbers are revised correctly, Lot 9 should be adjacent to the east side of Superstition Drive.

Public Works

5. On Sheet 1, change the first paragraph of Certificate of Ownership and Easement Dedication to read as “..... do hereby certify that we are the owners of the parcel of land which is shown upon the plat of Grand Canyon Estates, do here by consent to the preparation and recordation of this plat, and do hereby offer and dedicate to the City of Las Vegas all the streets (except private streets) and the other public right-of-way and places as indicated and outlined hereon, for the use of the public; and grant to the City of Las Vegas the easements, as indicated and outlined hereon, for the use of the public.
6. No part of the parcels marked “Not a part of this subdivision” is offered for dedication.”
7. On Sheet 1, remove the last paragraph from Certificate of ownership and easement dedication that is referencing trails.
8. Include the Final Map number, FMP-27105, above the Recorder’s Block on the cover sheet.
9. On Sheet 2, change the trail statement to read as “The Southerly portion of common Lots 3 & 4, fronting Alexander Road shall have a multi-use transportation trail easement and said easement shall extend across any proposed driveways and/or private streets; said easement being a portion of the overall 20-foot wide multi-use transportation trail along Alexander Road of which the entire width is to be privately maintained by the Homeowner’s Association.”
10. Common Lot 4 is not an equestrian trail, label as multi–use transportation trail.
11. Clearly identify granting of easements in Superstition Drive by providing statement in the legend with labels, or including it on the street.
12. Site development to comply with all applicable conditions of approval for Grand Canyon Estates Subdivision Tentative Map (TMP-25273) and all other site related actions.

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13. Prior to recordation, this Final Map must show all required easements and right-of-way dedications, must coincide with the approved drainage plan/study and construction plans, and the Owner's Certificate must make specific reference to all easements and right-of-ways noted/offered for public use as required by the Department of Public Works. Appropriate bonds must be in place, including bonding for survey monument placement and/or removal.

If you have any questions concerning this matter, please contact me.

Sincerely,



Fred Solis, AICP
Senior Planner
Planning and Development Department

FS:clb

cc: Mr. Jim Thomas
3343 Meade Avenue
Las Vegas, Nevada 89102

Mr. Patrick Beebe
Delta Engineering
3131 Meade Avenue, Suite D
Las Vegas, Nevada 89102