

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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January 15, 2008

Mr. Jeremy Stone
Coleman – Toll, LP
1140 North Town Center Drive, Suite #350
Las Vegas, Nevada 89144

RE: FMP-26040 - FRANKLIN PARK AT PROVIDENCE PHASE 2A

Dear Mr. Stone:

Your request for Final Map Technical Review was completed by the departments of Planning and Development and Public Works on January 15, 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 conformance with the approved Tentative Map – Franklin Park at Providence (TMP-23567).
2. On the cover sheet, insert the file number “FMP-26040” above the signature block in the lower right-hand corner.
3. **Replace the Certificate Of Director Of Planning And Development Approval with** “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 ____.”

Public Works

3. Change the first paragraph of Certificate of Ownership and Dedication to read as “... offer and dedicate to the City of Las Vegas all the streets (except private streets) and 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. No part of the parcel marked “Not a part of this subdivision” is offered for dedication.”
4. Sewer relocation plans must be approved prior to the recordation of this Final Map. Vacation of existing public sewer easement and public drainage easement must also be recorded prior to or concurrent with this Final Map.
5. In the legend on Sheet No. 3, change S.V.Z.-Sight Visibility Zone to “S.V.R.Z.- Sight Visibility Restriction Zone - “No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the sight visibility zone unless said object is maintained at less than 24 inches in height, measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel or pavement street surface. Area to be privately maintained.”

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

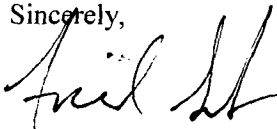


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6. In the legend on Sheet No. 3 specify to whom the 8 foot private sidewalk is granted.
7. On Sheet No. 3 add "Public Drainage Easement" to Box legend 1.
8. Box 1 and box 5 should switch legend on Sheet No. 3 or switch the location of the boxes on Sheet No. 5.
9. Dimensions and information presented on the submitted civil improvement plans should match the final map. We note that lot lines do not match. Revise drawings as necessary. Civil improvement plans should be approved prior to the recordation of this Final Map.
10. On the first page, add the name of City Engineer: Jorge Cervantes, P.E# 13977, P.T.O.E.
11. Include the Final Map number, FMP-26040, above the recorder's block on the cover sheet.
12. Site development to comply with all previous conditions of approval for Franklin Park at Providence Phase 2 Tentative Map (TMP-23567) and all other site related actions.
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. Appropriate site visibility restriction zones, if applicable, are also required to be shown on this final map at all interior intersections, at all perimeter intersections abutting this subdivision site, at all intersections where an interior subdivision street connects with an abutting public street and at all other locations as required by the Traffic Engineer.

If you have any questions concerning this matter, please contact me at 702-229-5409.

Sincerely,



Fred Solis, AICP
Senior Planner
Planning and Development Department

FS:clb

cc: Mr. Chais Jenkins
Wood Rodgers
9900 Covington Cross Drive, Suite #102
Las Vegas, Nevada 89144