

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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December 3, 2006



065010

Mr. Stephen Goodwin
Village Centennial Springs Partners
2881 Business Park Court
Las Vegas, Nevada 89128

RE: FMP-17844 - The Village of Centennial Springs – Commercial

Dear Mr. Goodwin:

Your request for a Final Map Technical Review was considered by the Planning and Development Department and Public Works Department on November 30, 2006. The departments' staffs have administratively **APPROVED** your request, subject to the additions/corrections noted below, which shall be incorporated into the original Mylar for signature by the City.

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map – The Village of Centennial Springs –Mixed Use (TMP-4838).
2. On the cover sheet, insert the file number “FMP-17844” above the signature block in the lower right-hand corner.

Public Works

3. On the cover sheet, change the sheet number from 2 to 1.
4. In the Owner's Certificate, add the following trails statement to the utility (3rd) paragraph: “Provided, however, that no above-ground utility vaults that would substantially interfere with the intended use of the trail corridor shall be allowed within any easements, corridors, or common lots designated as public multi-use trail easement areas, and no such easement rights shall be granted to the above listed utility companies, nor any other parties, in conflict with this statement.”
5. In the Owner's Certificate, add the following after “Streetlights” in the last paragraph: “Conduits, Traffic Signals, and Appurtenances”.
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:
 - a. Onsite sewers, 8-inches in diameter or larger, are public sewers within 20 - foot wide dedicated public sewer easements.
 - b. Onsite sewers are a common element privately owned and maintained per the Conditions, Covenants, and Restrictions (CC&Rs) of this commercial subdivision.
 - c. Onsite 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)
Larry Brown
Lawrence Weekly
Steve Wolfson
Lois Tarkanian
Steven D. Ross

City Manager
Douglas A. Selby

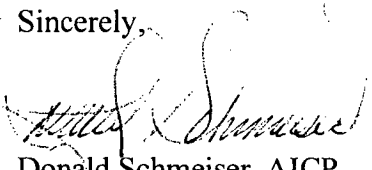


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7. In accordance with the intent of a Commercial Subdivision, all sites within this subdivision shall have perpetual common access to all driveways connecting this site to the abutting streets and a note to this effect shall appear on the Final Map for this site as required by the Department of Public Works. 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, unless incompatible uses can be demonstrated to the satisfaction of the City Engineer.
8. Site development to comply with all previous conditions of approval for The Village of Centennial Springs Tentative Map.
9. 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 sight 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. Also, as necessary, all easements relating to the placement of or access to Traffic Control devices located outside of public right-of-way shall be shown on this Final Map prior to recordation.

This action is final unless a written appeal is filed with the Director of Planning and Development within seven days of receiving written notice of the decision. A nonrefundable fee must accompany the appeal. The Planning Commission shall hear the appeal within 30 days after the appeal is filed with the Director.

Sincerely,



Donald Schmeiser, AICP
Senior Planner
Planning and Development Department
Current Planning Division

DS:clb

cc: Ms. Jody Brewer
Stantec Consulting
7251 West Charleston Boulevard
Las Vegas, Nevada 89117