

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

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064993

November 21, 2006

Mr. Larry Davis
Urban Lofts X, Limited
4512 Montrose Avenue
Houston, Texas 77006

RE: FMP-17456 - Freemont Street Loft Homes

Dear Mr. Davis:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on November 20, 2006.

The Planning Development Department Staff has administratively **APPROVED** your request, subject to the following:

Planning and Development

1. The Original Final Map Mylar shall be in conformance with the approved Tentative Map – Freemont Street Loft Homes (TMP-6134).
2. The Final Map shall be revised in accordance with the additions/corrections noted on the attached map. These additions/corrections shall be incorporated with original Mylar when submitted for signature by the City. Such additions/corrections shall include the following:
 - a. On the cover sheet, insert the file number “FMP-17456” above the signature block in the lower right-hand corner.
 - b. The northwest-southeast portion of “LESTER LANE” should be renamed “LESTER PLACE” or “LESTER AVENUE.”
 - c. The north-south portion of “LESTER LANE” should be renamed and have a “street” suffix.
 - d. “ALBANY STREET” should be renamed “LEWIS AVENUE” as a continuation of that street.
 - e. “TOWER ROAD” should be renamed “TOWER AVENUE.”
 - f. “HYDE PARK AVENUE” should be renamed “HYDE PARK STREET.”
 - g. All street names must be approved by the Fire Communications Center (contact Sharon Ozuna at 229-0234).
 - h. Place block numbers on the map as illustrated.
 - i. Renumber Lot 50 through Lot 70. Lots are to be consecutively numbered through each block as illustrated. Place the block number symbol in the legend.
 - j. Place a note under Map Notes as follows: “Direct vehicular access from Fremont Street to adjacent lots is prohibited.
 - k. Note the APN number of the property of the east. Indicate it with a note: “N.A.P.O.T.S.”

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

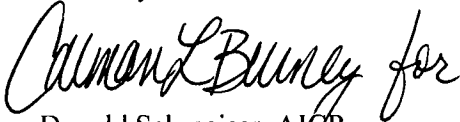


Public Works

3. Per Condition of Approval #15 of TMP-5286, dedicate an additional 5 feet of right-of-Way on Fremont Street adjacent to this site and dedicate the remaining portion of the cul-de-sac bulb on Lewis Avenue and indicate as "Hereby Dedicated" on this Final Map.
4. Grant a minimum 20-foot Public Sewer Easement between lots 8 and 9 out to Fremont Street on this Final Map.
5. On sheet 2, add the word "Public" to the exterior drainage easement callouts.
6. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that lot dimensions do not match. Revise drawings as necessary.
7. Site development to comply with all previous conditions of approval for the Fremont Street Homes Tentative Map (TMP-6134) and Waiver WVR-5289.
8. 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.

This action by the Planning and Development Department on November 20, 2006 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. Trinity Schlottman	Ms. Amanda Stone
Interurban Construction	JPL Engineering, Inc.
1700 East Desert Inn Road, Suite #202	8620 South Eastern Avenue, Suite #8
Las Vegas, Nevada 89109	Las Vegas, Nevada 89123