

PLANNING & DEVELOPMENT



DEVELOPMENT SERVICES CENTER

731 S. Fourth Street
Las Vegas, NV 89101

TTY 702-386-9108

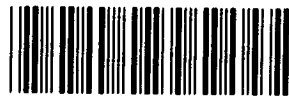
Voice:

Administration 229-6353

Comp Planning 229-6022

Current Planning 229-6301

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064802

November 6, 2006

Mr. Dan Hale
Pardee Homes of Nevada
650 White Drive, Suite #100
Las Vegas, Nevada 89119

RE: FMP-17208 - Town Center 44/50 No. 1

Dear Mr. Hale:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on November 3, 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 – Town Center 44/50 No. 1 (TMP-14326).
2. The Final Map shall be revised in accordance with the additions and corrections noted below prior to the submittal of the original Mylar for signature by the City. Such additions and corrections shall include the following:
 - a. On the cover sheet, insert the file number “FMP-17208” above the signature block in the lower right-hand corner.
 - b. Street names for this subdivision must be submitted to and approved by the Fire Communications Center (Contact Sharon Ozuna at 229-0236).
 - c. On sheet 3, insert block number “2” over the block east of Granite Street. On sheet 4, insert block number “1” over the block west of Spencer Springs Street.
 - d. In the plat restrictions on sheets 3 and 4, insert the word “TRANSPORTATION” between “MULTI-USE” and “TRAIL” (to distinguish it from a recreation trail).
 - e. According to Condition #13 of the Site Development Plan Review (SDR-12103), “Prior to approval of the Final Map Mylar, two final landscape plans must be submitted for review and approval by the Planning and Development Department in conformance with the conditions of approval.”

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

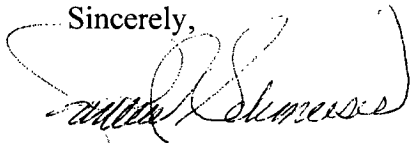
3. A Petition of Vacation, such as VAC-12105, shall record prior to the recordation of the Final Map to accommodate the proposed design.
4. Include the following paragraph in the Owner's Certificate: "Provided, however, that no above-ground utility vaults that would substantially interfere with the intended 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. Provide a secondary emergency access from Forest Meadows Avenue to Tee Pee Lane as required by the Fire Protection Engineering Section of the Department of Fire Services.
6. Per Condition of Approval No. 2 of Rezoning ZON-12098, dedicate, obtain dedication, or obtain roadway easement rights for the south half of Wittig Avenue adjacent to Assessor's Parcel number 125-19-501-015 prior to the recordation of a Final Map for this site. If such dedication or easement rights can not be procured for any reason, this site must be revised to eliminate proposed 18.5 foot wide half-streets and dedicate rights-of-way meeting area standards.
7. Per Condition of Approval No. 2 of Rezoning ZON-12098, on Sheet 3 dedicate a 15-foot radius on the northeast corner of Witting Avenue and Tee Pee Lane.
8. Revise Plat Restriction No. 4 on Sheets 3 and 4 to read as follows: Common Lot A, fronting Fort Apache Road shall have a multi-use transportation trail easement; said easement being a portion of the overall 20-foot multi-use transportation trail along Fort Apache Road of which the entire width is to be privately maintained by the Homeowner's Association.
9. On Sheet 4, provide a diamond E per the Legend within the drainage easement at the east end of Apollo Heights Avenue and on corresponding Detail "C".
10. On Sheet 6, provide the Sight Visibility Restriction Zone statement: "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 Restriction Zone (S.V.R.Z.) 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 shall be "Privately Maintained"."

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11. 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.
12. Site development to comply with all previous conditions of approval for the Town Center 44/5- No. 1 Tentative Map (TMP-14326).
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 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 3, 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. Barbara Baird
B2 Developer Services
2260 Corporate Circle, Suite #450
Henderson, Nevada 89074