

# 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

[www.lasvegasnevada.gov](http://www.lasvegasnevada.gov)



064657

November 1, 2006

Mr. Steve Hofmans  
MC Investments, LLC  
6105 East Sahara Avenue, Suite #60  
Las Vegas, Nevada 89142

**RE: FMP-17342 - Bronco Estates (Amended)**

Dear Mr. Hofmans:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on November 1, 2006.

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

### Planning and Development

1. The Final Map shall be revised in accordance with the corrections noted on the attached map and as listed below as required by the Planning and Development Department prior to the submittal of the original Mylar for signature by the City. Such corrections shall include the following:
  - a. On the cover sheet, insert the file number "FMP-17342" above the signature block in the lower right-hand corner.
  - b. On the cover sheet in the signature block for the Planning and Development Director, change the date of 2005 to 2006.
  - c. Designate "LOT 7" with a letter to distinguish it from a buildable lot.
  - d. Verify the square footages of Lot 4, Lot 5 and Lot 6. Lot 5, for example, has virtually the same square footage in the original map as in the amended map with 12 feet of added depth. In addition, the area of the lots adds up to 37,711.53 square feet, but the cover sheet indicates the area is 41,136.67 square feet.

### Public Works

2. On sheet 1, state the purpose of amendment.
3. Label the existing Public Sewer Easement, Public Drainage Easement and all other easements reserved by Document #20060822:03177 within the vacated Corbett Street alignment.

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

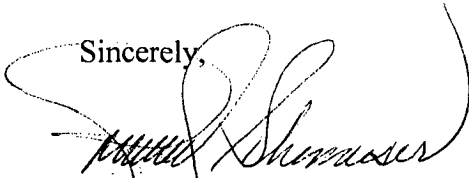


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4. On the cover sheet, change the name of the City Engineer to Jorge Cervantes, P.E. #13977, P.T.O.E.
5. Site development to comply with all previous conditions of approval for the Bronco Estates residential subdivision.
6. Prior to recordation, this amended 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 rights-of-way noted/offered for public use. Appropriate site visibility restriction zones, if applicable, are also required to be shown on this amended 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 1, 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: Mr. Allen Neilson  
Neilson Consulting Engineers  
2900 South Rancho Drive, Suite #102  
Las Vegas, Nevada 89102