

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



October 23, 2006

Mr. Sheldon Paul
517 Rose Street
Las Vegas, Nevada 89106

RE: FMP-17120 - Grand Canyon Estates

Dear Mr. Paul:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on October 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 – Grand Canyon Estates (TMP-6416).
2. The Final Map shall be revised in accordance with the corrections noted on the attached map 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, delete the signature block for a Zoning Administrator and include a signature block for the Department of Planning and Development. Include the Director's name as "M. Margo Wheeler, AICP."
 - b. On the cover sheet, insert the file number "FMP-17120" above the signature block in the lower right-hand corner.
 - c. On the cover sheet, the acreage should be 2.5 acres, not 2.4 acres.
 - d. On sheet two, show the block number and identify the block number symbol in the legend.
 - e. Street names on sheet two must be approved by the Fire Communications Center (contact Sharon Ozuna at telephone number 229-0236). The entrance street name should have an AVENUE" suffix. "HELENA STREET" should be renamed "HELENA AVENUE" and "JENSON STREET" is misspelled and should be named "JENSEN STREET." There is no JENSON COURT; however, there is a "Jerdon Court" that extends east of Jensen Street a short distance.
 - f. On sheet two, include a note as follows: "Direct Access to Alexander Road and Grand Canyon Drive from adjacent lots is prohibited."

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



- g. On sheet two, label the trail along Alexander Road as: "MULTI-USE TRANSPORTATION TRAIL." The note: "TRAIL PER USD 234" is incorrect. USD 234 is for bus turn-outs. The reference should be to "EXHIBIT 1 OF THE MASTER PLAN TRANSPORTATION TRAILS ELEMENT."
- h. On sheet 2, show the six-foot landscaped strips along Grand Canyon Drive as common elements to be owned and maintained by a homeowner's association.
- i. On sheet 2, a note within Lot 9 indicates that a 10-foot wide easement is to be included in a common lot. If that is the case, show the common lot separate from Lot 9 and give a letter designation to it.
- j. On sheet 2, verify whether there exists the Lone Vista Ranch subdivision to the west of the property, and if so, indicate the book and page number of the recorded map.

Public Works

- 3. Insert the following paragraph after the second paragraph as provided within the City of Las Vegas Title 18 Subdivision Ordinance, Appendix E, "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". In addition, include the following paragraph at the end of the Owner's Certificate: Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a five foot wide easement adjacent to all property lines where lots or common areas abut public streets for purposes of placing public fire hydrants, public streetlights, conduits, traffic signals and appurtenances; and an additional easement of up to two feet in radius from each fire hydrant, streetlight, conduit, traffic signal and appurtenance, to extend beyond the five-foot easement if necessary, together with the right of ingress to and egress from these easements.
- 4. The following statement should be added to the end of the Owner's Certificate "I/we hereby acknowledge that non-residential lot (i.e. Lot "A"), a portion of a Multi-Use Transportation Trail, will be conveyed to the City of Las Vegas within one year of the recordation of this map". The Common Lot in this paragraph shall be that denoting the 10-foot wide trail path.
- 5. On the cover sheet, add the name of the City Engineer, Jorge Cervantes, P.E #13977, P.T.O.E.
- 6. On the cover sheet, remove the "Clark County Fire Department" signature line.

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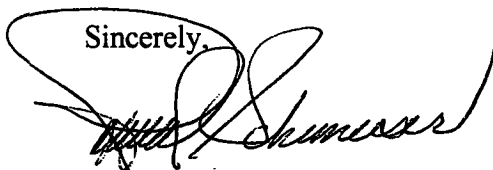
7. On the cover sheet, change the Clark County Surveyor's Certificate to the City of Las Vegas Surveyor's Certificate.
8. On sheet 2, revise the north arrow to point in the correct direction.
9. Provide a common lot label and add a note to the private street on sheet 2 that reads as follows: Private Street, Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement and Public Drainage Easement to be Privately Maintained by the Homeowner's Association.
10. The common lot along Alexander Road shall be comprised of two separate common lots, each identified with a separate letter designation, such as "A" and "B", one being 10-foot wide for the trail path and one being 5-foot wide for the landscape area.
11. Replace the label for the Multi-Use Transportation Trail on sheet 2 with the following: Common Lots (i.e. "A" and "B"), fronting Alexander Road shall have a multi-use transportation trail easement and said easement shall extend across any proposed driveways and/or private streets; said easement being a portion of the overall 20-foot Multi-Use Transportation Trail Easement along Alexander Road of which the entire width of landscape areas are to be privately maintained by the Homeowners' Association".
12. In the legend on sheet 2, revise the "Offered For Dedication" statement from Clark County to City of Las Vegas.
13. At the intersection of Grand Canyon Drive and the entrance street (Superstition Drive), revise the property line to line up with the street right-of-way offset of 40 feet from the centerline. The City of Las Vegas does not accept ingress/egress easements.
14. On sheet 2, add the words "By The Homeowner's Association" to the end of all of the Public Drainage Easement labels. In addition, dimension and label the 10-foot Public Drainage Easement between Lots 1 and 9.
15. On Sheet 2 on all locations include the word "private" before "landscape easement". Remove this label from Alexander Road because this 5-foot area is a part of the Multi Use Transportation Trail.
16. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that some lot dimensions do not match. Revise drawings as necessary.

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17. Site development to comply with all previous conditions of approval for the Grand Canyon Estates Tentative Map (TMP-6416).
18. 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 by the Planning and Development Department on October 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

DS:clb

cc: Mr. Jim Thomas
3343 Meade Avenue
Las Vegas, Nevada 89102