



LAS VEGAS CITY COUNCIL

OSCAR B. GOODMAN  
MAYOR

GARY REESE  
MAYOR PRO TEM

LARRY BROWN  
LAWRENCE WEEKLY  
STEVE WOLFSON  
LOIS TARKANIAN  
STEVEN D. ROSS

DOUGLAS A. SELBY  
CITY MANAGER



063973

September 14, 2006

Ms. Sharienne Dotson  
KB Homes  
5655 Badura Avenue  
Las Vegas, Nevada 89118

**RE: FMP-16194 - Oxford Commons Unit 2**

Dear Ms. Dotson:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on September 14, 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 – Oxford Commons (TMP-7332).
2. The Final Map shall be revised in accordance with the corrections noted below 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-16194” above the signature block in the lower right-hand corner.

**Public Works**

3. On sheets 3 and 4, revise the private street statement (circled P) in the Legend to also include “private drives”. Add the word “privately” before the word “maintained”. In addition, revise all labels on the 24-foot stubs to read “private drives” instead of “private streets”.
4. On sheet 3, provide the document number for the public drainage easement crossing Cliff’s Edge Parent Common Lot “G”.
5. On sheet 3, delineate the 4-foot by 10-foot Public Drainage Easement by lot #150 and label as a “Public Drainage Easement to be Privately Maintained by the Homeowner’s Association”.

CITY OF LAS VEGAS  
400 STEWART AVENUE  
LAS VEGAS, NEVADA 89101

VOICE 702.229.6011

TTY 702.386.9108

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

18112-001-06-05  
CLV 7009

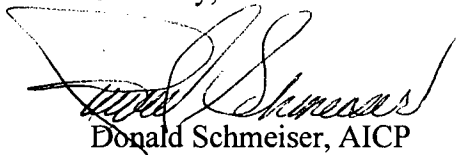


Ms. Sharianne Dotson  
FMP-16194 - Page Two  
September 14, 2006

6. On sheet 4, delineate the 4-foot by 10-foot Public Drainage Easement by lot #113 and label as a "Public Drainage Easement to be Privately Maintained by the Homeowner's Association".
7. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that some common lot dimensions do not match. Revise drawings if necessary.
8. Site development to comply with all previous conditions of approval for the Oxford Commons 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.

This action by the Planning and Development Department on September 14, 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. Debi Guma  
Carter & Burgess  
6655 Bermuda Road  
Las Vegas, Nevada 89119