



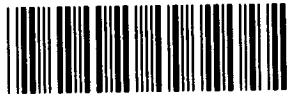
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063972

September 14, 2006

Mr. Greg Oberling
Warmington Cliff's Edge
8363 West Sunset Road, Suite #200
Las Vegas, Nevada 89113

RE: FMP-16067 - Emerson

Dear Mr. Oberling:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on September 12, 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 – Emerson (TMP-1147).
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. In the signature block for Planning and Development on the cover sheet, the letters following “M. Margo Wheeler” should be “AICP” not “ACIP.”
 - b. On the cover sheet, insert the file number “FMP-16067” above the signature block in the lower right-hand corner.
 - c. Lots are to be consecutively numbered. Accordingly, please number the lots consecutively through each block as noted on the attached plans.
 - d. Of the street names, “Yarmouth Sea Avenue” should be “Yarmouth Sea Court” and “Watchtide Avenue” should be “Watchtide Court.” Correct the names on the map and in the notes to the map. “Moose River Court” is misspelled on the map, as is “Trumbull Point Court.” Add “Grand” to “Teton Drive” on the map.
 - e. On Sheet 3, place the notation “Multi-Use Transportation Trail” within Common Element Lot “N.”
 - f. In number 5 of the notes, change the word “abutting” to “adjacent.”

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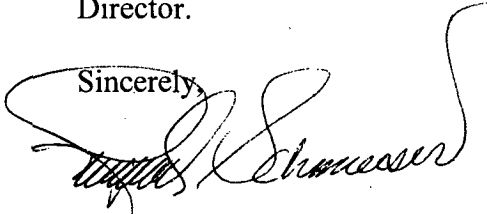
Public Works

3. In the first paragraph of the Owner's Certificate, clarify that rights-of-way are dedicated and easements are granted.
4. Label the 20 foot multi-use trail as shown on Common Lot "N" of the Cliff's Edge Parent Map.
5. On sheets 2 and 3, revise Note #7 as Common Lot "C" is not required to be a Public Sewer Easement.
6. On Sheet 3, extend the Public Sewer Easement in Common Lot "Q" across Cliff's Edge Parent Map Common Element "L" and denote with a dashed line.
7. On Sheet 3, extend the Public Drainage Easement in Common Lot "H" across Cliff's Edge Parent Map Common Element "L" and denote with a dashed line.
8. The cover sheet shall include a Master Homeowner's Association Owner's Certificate and signature block granting easements across common lots (elements) that were created by the Cliff's Edge Parent Map Book 116 Page 88 to the City of Las Vegas or provide document number(s) if already existing. This applies to the sewer and drainage easements crossing Common Lot "L". Provide a public drainage easement and sewer easement through Common Lot "L" at the entry drive on Castle Island Street.
9. On sheets 2 and 3, correct the match line reference.
10. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that some lot dimensions and street names do not match. Revise drawings as necessary.
11. Site development to comply with all previous conditions of approval for the Emerson Tentative Map.
12. 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.

Mr. Greg Oberling
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September 14, 2006

This action by the Planning and Development Department on September 12, 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. Darla Millis
LR Nelson
6765 West Russell Road, Suite #200
Las Vegas, Nevada 89118

Ms. Molly Velez
Warmington Cliff's Edge
8363 West Sunset Road, Suite #200
Las Vegas, Nevada 89113