



063971

September 13, 2006

Mr. Wes Petty  
PN II, Inc.  
8345 West Sunset Road  
Las Vegas, Nevada 89113

**RE: FMP-15912 - Stratton 35**

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

Dear Mr. Petty:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on September 6, 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 – Stratton 35 (TMP-12092).
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, insert the file number “FMP-15912” above the signature block in the lower right-hand corner.
  - b. On all sheets include the book and page numbers for all blanks.
  - c. On sheet 2, “BRENT DRIVE” should be labeled “BRENT LANE.”
  - d. On sheet 3 and 4, label COMMON LOT “A” as a “MULTI-USE TRANSPORTATION TRAIL.”
  - e. Label the utility easement between lots 24 and 25 as a “PUBLIC UTILITY AND EQUESTRIAN ACCESS EASEMENT HEREBY GRANTED.” (Condition #8 of SDR-9095) Include a reference in the notes accordingly.
  - f. Include a note: “Direct access to Iron Mountain Road and Jones Boulevard from adjacent lots is prohibited.
  - g. On sheets 3 and 7, “LONG WINTER STREET” should be renamed “LONG WINTER COURT” and “HARMONIOUS AVENUE” must be renamed “JESSE HILL AVENUE,” consistent with the street name opposite its intersection with Jones Boulevard.

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



- h. Many lots do not comply with Condition #13 of SDR-9095: "The standards for this development shall include the following: Minimum lot size of 10,003 square feet..." These lots will have to be increased in size, or a Review of Condition (ROC) to the approved Site Development Plan Review will be required.
- i. On sheets 5 and 6, show the street name "Purple Wisteria Street."
- j. On sheet 6, show the street name "Brent Lane."
- k. On sheet 6, "STEADY BREEZE LANE" should be renamed "STEADY BREEZE AVENUE."
- l. Condition #6 of SDR-9095 states; "Landscaping shall be installed on the north side of Brent Lane in a 6-foot wide planter with 24-inch box trees every 30 linear feet on center..." Accordingly, on sheet 6, show a six-foot wide common area along Brent Lane. Please note that according to Condition #7 of SDR-9095, lot 5 must have 18,000 square feet.
- m. Condition #21 of SDR-9095 stipulates: "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."

**Public Works**

- 3. The title of this Final Map shall be labeled as a "Merger and Resubdivision".
- 4. Prior to the recordation of this Final Map, City of Las Vegas Petition of Vacation VAC-11388 and the reciprocal Clark County Vacation must record.
- 5. Per Condition of Approval #10 of Tentative Map TMP-12092, add the following trails statement to 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." The statement may be shown at another location on the cover sheet provided that an "\*" is provided in the Owner's Certificate.
- 6. In the last paragraph of the Owner's Certificate, remove section "(3)" as it is not required for trails.

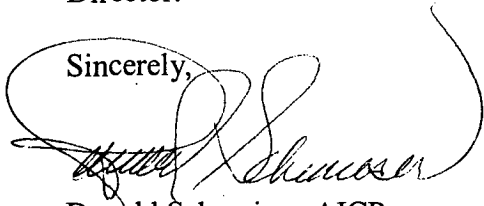
7. Per Condition of Approval #10 of Tentative Map TMP-12092 on sheets 3 and 4, show and label the trail along Iron Mountain Road as "Common Lot "A", fronting Iron Mountain Road shall have a multi-use transportation trail easement and said easement shall extend across any proposed driveways and/or private streets; said easement being a portion of the overall 20-foot Multi Use Transportation Trail along Iron Mountain Road of which the entire width is to be privately maintained by the Homeowner's Association."
8. On sheets 2, 3, and 7 label Maverick Street as being vacated by document #20060620:06047 (Clark County vacation #vs-0218-05).
9. In note #2 on sheets 3 through 7, add the word "Private" in front of "Pedestrian" and include the words "City of Las Vegas Sewer Easement".
10. On sheets 3, 6, and 7, Common Lots "G", "I", and "H" shall be labeled as "Public Drainage Easement to be Privately Maintained by the Homeowner's Association"; remove the word "private".
11. On sheet 4, since the radius being dedicated at the southwest corner of the intersection of Iron Mountain Road and Jones Boulevard is shown as 54 feet, the City of Las Vegas Traffic Signal Chord Easement is not required.
12. This Final Map shall dedicate right of way for a bus turnout on Jones Boulevard as required by Condition of Approval No. 6 of Zoning Reclassification ZON-9095 and as was shown on the Tentative Map.
13. In detail "A" at the top of sheet 6, add the word "Private" in front of "Pedestrian".
14. Dimensions and information presented on the submitted civil improvement plans should match the Final Map. We note that most lot dimensions do not match. Revise drawings as necessary.
13. Site development to comply with all previous conditions of approval for the Stratton 35 Tentative Map (TMP-12092).
14. 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

Mr. Wes Petty  
FMP-15912 - Page Four  
September 13, 2006

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 September 6, 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,

A handwritten signature in black ink, appearing to read "Donald Schmeiser", written over a large, loopy flourish that extends to the left and right.

Donald Schmeiser, AICP  
Senior Planner  
Planning and Development Department  
Current Planning Division

DS:clb

cc: Ms. Jodi Bennett  
GC Wallace, Inc.  
1555 South Rainbow Boulevard  
Las Vegas, Nevada 89146