

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



063173

August 7, 2006

Mr. Ward Ritter
Willows Town Center, LLC
5017 West Diablo Drive
Las Vegas, Nevada 89118

RE: FMP-14776 - Willows at Town Center

Dear Mr. Ritter:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on August 7, 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 – Willows at Town Center (TMP-5538).
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, the name: "M. Margo Wheeler, AICP" shall be inserted between "Director of Planning and Development" and the signature line. Eliminate the duplicate signature block for the Planning and Development Department.
 - b. On the cover sheet, insert the file number "FMP-14776" above the signature block in the lower right-hand corner.
 - c. Show and label a multi-use transportation trail along the south property line (to be constructed within this development per Condition #3 of SDR-5517).
 - d. Show all building numbers in a counter-clockwise direction, as noted below. (Please call me at 229-5915 should you have any questions concerning this requirement.)

<u>Change Building Number</u>	<u>To</u>
9	1
1	3
10	4

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



11	5
12	6
20	7
19	8
14	9
18	10
17	11
16	12
15	13
13	14
6	15
5	16
4	17
3	18
7	19
8	20

- e. Number all units in the following manner:
 - i. All units of all buildings shall be provided with a unique unit number.
 - ii. The units shall be sequentially numbered in a counterclockwise direction around the building and end with the last unit at the "primary entrance." Since all the units are accessible from the exterior, the first unit shall be the center unit at the front of the building. (The front of the building is that side of the building that faces the primary vehicular access to the building.)
 - iii. Three-digit numbers shall be assigned for each unit, starting at the "primary entrance" and continuing counterclockwise as follows:
 - 101 – 121 for first floor units
 - 201 – 221 for second floor units
 - iv. The corresponding unit numbers shall line up, one above/below the other as follows:
 - 201 – 221 for the second floor, and directly above 101 – 121 for the first floor.
- f. Revise building details sheets to correspond to new numbering system.

Public Works

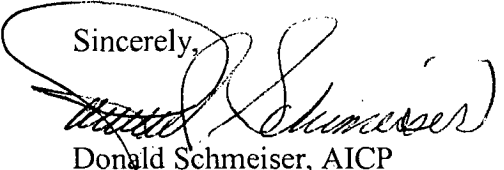
- 3. In the Owner's Certificate, clarify that rights-of-way are dedicated and easements are granted.
- 4. On the first sheet, revise the City Engineer's block to read: Jorge Cervantes, P.E #13977, P.T.O.E.

Mr. Ward Ritter
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5. This site shall be responsible for sewer connection fees in accordance with condominium requirements per Title 14 Chapter 14.04.020 Equivalent Residential Unit (ERU) Schedule. If some or all of these units have already paid fees based upon apartment requirements, the difference between condominium and apartment fees for those units shall be paid to Building and Safety prior to the recordation of a Final Map for this site. Submit copies of the receipts to the Collection Systems Planning Section of the Department of Public Works with Final Map mylar submittal.
6. On sheet 2, label the existing drainage easement as a "Public Drainage Easement to be Privately Maintained".
7. Site development to comply with all previous conditions of approval for the Willows at Town Center Tentative Map.
8. 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 August 7, 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. Paulette Stacy
Mr. Russ Sillitoe
Civiltec, Inc.
70 East Horizon Ridge Parkway, Suite #190
Henderson, Nevada 89002