

PLANNING & DEVELOPMENT



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063171

August 3, 2006

Ms. Janet Bray
Las Vegas 9-BII, LLC
101 South Ellsworth Avenue, Suite #300
San Mateo, California 94401-3911

RE: FMP-14247 - Eagle Crest Phase I Condominiums

Dear Ms. Bray:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on August 3, 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 – Eagle Crest Phase I Condominiums (TMP-12638).
2. The Final Map shall be revised in accordance with the corrections noted below 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. The title of the map shall be changed on all sheets to 'EAGLE CREST PHASE I CONDIMINIUMS' coincident with the approved Tentative Map.
 - b. On the cover sheet insert the file number "FMP-14247" above the signature block in the lower right-hand corner.
 - c. On the cover sheet, insert a comma and the letters "AICP" after the name "M. Margo Wheeler" in the signature block for Planning and Development.
 - d. Show all building numbers in a counter-clockwise direction, as follows:

<u>Change Building Number</u>	<u>To</u>
19	1
20	2
18	3
17	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



21	5
15	6
16	7
12	8
13	9
11	10
10	11
9	12
14	13
8	14
7	15
5	16
4	17
3	18
2	19
6	20
1	21

- 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.
- 3. A technical landscape plan, signed and sealed by a Registered Architect, Landscape Architect, Registered Designer or Civil Engineer, must be submitted prior to or at the same time as the Final Map is submitted. The landscape plan must include irrigation specifications. (Condition #3 of TMP-12638).

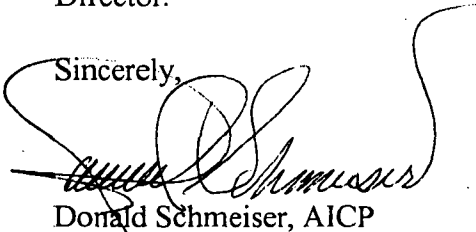
Public Works

4. In the Owner's Certificate, remove the third paragraph and replace it with: Further, the undersigned owner hereby grants and conveys to the City of Las Vegas and to its successors and assigns a permanent easement within the area shown hereon as private streets, common areas and all areas not occupied by any building for the construction, maintenance, operation and final removal of public street lights, conduits, traffic signals and appurtenances, if any, and public fire hydrants, together with the right of ingress to and egress there from.
5. In the first paragraph of the Owner's Certificate, revise to indicate that the easements are granted, not dedicated.
6. On the first sheet, add the name of the City Engineer: Jorge Cervantes, P.E #13977, P.T.O.E.
7. On sheet 3, label the Ingress/Egress Easements as "Private".
8. The submitted Drainage Plan and Technical Drainage Study must be accepted by the Department of Public Works prior to the recordation of this Final Map.
9. Show Site Visibility Restriction Zones at all public street intersections on the Final Map mylar. Include the following statement on the map: "No walls, fences, trees, shrubs, utility appurtenances or any other object, other than traffic control devices and street light poles, may be constructed or installed within the Sight Visibility Restriction Zone (S.V.R.Z.) unless said object is maintained at less than 24 inches in height measured from adjacent top of curb, or where no curb exists, a height of 27 inches measured from the top of adjacent asphalt, gravel, or pavement street surface. Area shall be labeled as "Privately Maintained". In addition, we request that all future final maps within the City of Las Vegas also provide a similar explanation if S.V.R.Z.s are necessary.
10. Site development to comply with all previous conditions of approval for the Eagle Crest Tentative Map.
11. 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.

Ms. Janet Bray
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This action by the Planning and Development Department on August 3, 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. Rochelle Smedley
Alpha Engineering
3321 North Buffalo Drive, Suite #200
Las Vegas, Nevada 89129