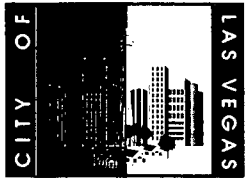


PLANNING &
DEVELOPMENT



Development
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051489

December 27, 2004

Mr. Dennis Johnson
Pacific Coast Development
1170 Center Point Drive
Las Vegas, Nevada 89074

RE: FMP-5635 - Ponderosa Estates

Dear Mr. Johnson:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on December 27, 2004.

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 for **Ponderosa Estates** (TMP-3989).
2. The Final Map shall be revised in accordance with the corrections as required by the Planning and Development Department prior to the submittal of the original mylar for signature by the City.

Public Works

3. A Petition of Vacation, such as VAC-3932, must record prior to the recordation of a Final Map overlying or abutting the area to be vacated. Said Petition of Vacation shall record concurrently with a Clark County vacation for the west side of Rebecca Road, such as VS-290-04.
4. Remove the last sentence within the first paragraph of the Owner's Certificate pertaining to pedestrian access easements.
5. This map shall dedicate 40-feet of right-of-way for Torrey Pines Drive as required by ZON-3840 and shall indicate this dedication with the words "hereby dedicated".
6. Revise Legend description and definition for "sight visibility zone" to read "sight visibility restriction zone" (SVRZ) and include the words "to be privately maintained" within the definition.
7. Interior streets (Common Lot "D") shall be labeled as: "Private Street, Public Utility Easement (P.U.E.), City of Las Vegas Sewer Easement, and Public Drainage Easement to be Privately Maintained by the Homeowner's Association".
8. Common Lot "C" and "E" are required to be City of Las Vegas Public Sewer Easements.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro Tem)
Larry Brown
Lawrence Weekly
Michael Mack
Janet Mancrief
Steve Wolfson

City Manager
Douglas A. Selby



Mr. Dennis Johnson
FMP-5635 - Page Two
December 27, 2004

9. The driveway to Ann Road shall be pan style with no radius corners and shall be exit only with a crash gate.
10. Clark County Regional Flood Control District drainage study concurrence is required prior to the recordation of this Final Map.
11. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as lot dimensions, appear to conflict with the submitted civil improvement plans and that street names are not shown. Revise drawings as necessary.
12. Site development to comply with all previous conditions of approval for the Ponderosa Estates Tentative Map.
13. 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 December 27, 2004 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,



Linda Hartman-Maynard, Planner II
Planning and Development Department
Current Planning Division

LHM:clb

cc: Mr. John Gustafson
Baughman & Turner, Inc.
1210 Hinson Street
Las Vegas, Nevada 89102