

PLANNING & DEVELOPMENT



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040741

December 23, 2003

Ms. Rebecca Fowler
Beazer Homes Holding Corporation
4670 Fort Apache Road, # 200
Las Vegas, Nevada 89147

RE: FMP-3376 - BEAZER @ GRAND TETON VILLAGE UNIT 2

Dear Ms. Fowler:

Your request for a Final Map Technical Review was considered by the Planning and Development Department on December 22, 2003.

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 **Beazer @ Grand Teton Village Unit 2** (TMP-2266).
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. Replace the word "private" with the word "public" within item (iii) of the last paragraph of the Owner's Certificate.
4. Revise Note 5 to read "...Public Utility Easements (P.U.E.), public drainage easements (to be privately maintained by the Homeowner's Association, City of Las Vegas sewer easements and common element Lot "G)".
5. Revise the legend to define "Pubic Utility Easement" abbreviated as "P.U.E.".
6. Revise Legend description and Note 2 for "sight visibility zone" to read "sight visibility restriction zone" (SVRZ). Also revise Note 2 to correctly define Sight Visibility Restriction Zone measurements as presented by Clark County Area Standard Drawing #201.2.

Mayor
Oscar B. Goodman

City Council
Gary Reese
(Mayor Pro-Tem)
Larry Brown
Lynette Boggs McDonald
Lawrence Weekly
Michael Mack
Janet Moncrief

City Manager
Douglas A. Selby



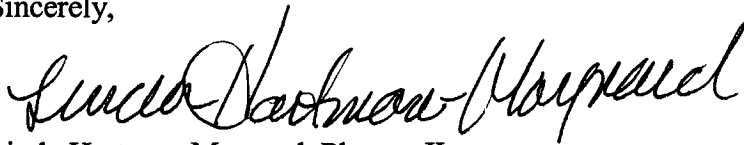
07101-001-11-03

7. Revise the note for the 20-foot easement located between Lots 9 and 10 on Sheet 2 to define "...public drainage easement to be privately maintained by the Homeowner's Association".
8. Revise all callouts for the trail along Grand Teton Drive to read "15.00' Multi-Use Trail Easement to be privately maintained". Extend the south easement line for this trail to intersect the private street line on both sides of Dakota Ridge Street.
9. Revise all callouts for the trail along Hualapai Way to read "C.E. Lot "E", Non-residential lot to be conveyed to the City of Las Vegas, to be privately maintained prior to conveyance". Add the following statement to the end of the Owner's Certificate "I/we hereby acknowledge that non-residential lots (i.e. Lot "E") will be conveyed to the City of Las Vegas within one year of the recordation of this map".
10. Dimensions and information presented on the submitted civil improvement plans should match Final Map. We note that information such as numerous lot dimensions and the centerline bearing on Artistic Walk Street appear to conflict with the submitted civil improvement plans. Revise drawings as necessary.
11. Provide a complete Curve Table on Sheet 5. It is noted that curve data for C82, C83, C84 and C85 has not been provided.
12. Site development to comply with all previous conditions of approval for the Beazer @ Grand Teton Village Unit 2 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.

Ms. Rebecca Fowler
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December 23, 2003

This action by the Planning and Development Department on December 22, 2003 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 "Linda Hartman-Maynard". The signature is fluid and cursive, with the first name "Linda" being more prominent.

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

LHM:lb

cc: Ms. Donna Solomon
VTN Nevada
2727 S Rainbow Boulevard
Las Vegas, Nevada 89146